



# Quayside

Master Plan + Conceptual Design Guidelines + Western Curve + Overstory + Timber House

Issues Identification

January 25, 2023

# Quayside's Opportunity & Vision



## Opportunity:

12-acre (4.9 hectare) area located at the foot of Parliament Street and Lake Shore Boulevard East in Toronto.

## Vision:

Quayside is the cornerstone in Waterfront Toronto's vision for the waterfront, the connection between communities to the north and west, and the future Villiers Island to the south. Quayside is an extraordinary opportunity to create an inclusive, vibrant mixed-use, mixed-income neighbourhood that offers a range of housing options and amenities and provides a high standard of living for individuals and families alike at any stage of their lives.

- Housing a vibrant and diverse neighbourhood that welcomes the world to the water's edge.
- Nurturing an environment that fosters and inspires diversely owned businesses, entrepreneurial companies and their innovations.
- Demonstrating climate leadership as one of Canada's most sustainable low-carbon communities.



# Existing Site Condition

## Quayside

Quayside: Master Plan + Conceptual Design Guidelines,  
Western Curve + Overstory + Timberhouse

Proponent: Quayside Impact

Design Team: Henning Larsen, SLA

Alison Brooks, Adjaye Associates

Review Stage: Issues Identification

Photo right: Quayside development area is highlighted in red. The Keating Channel Precinct continues to the east, and the future Villiers Island and Port Land Flood Protection project area is in the foreground.





# Existing Site Condition

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# Quayside's Development Opportunity – Block Plan



- This Block Plan was included in the RFQ and is based on the proposed street alignment for Queens Quay East and Parliament Street, that is subject to an Environmental Assessment amendment.
- Quayside is largely owned by Waterfront Toronto (4.2 hectares or 10.4 acres) but also includes lands owned by the City of Toronto (0.6 hectares or 1.5 acres), PortsToronto, and private landowners.



# Procurement Process Overview





# Background: Vision for Quayside

## Advancing strategies to achieve WT's goals



### Dynamic

A place that is inviting, interesting and lively year-round and that enhances the lives of those who live in the community

- New Cultural Institutions
- Retail Activation Strategy
- Demonstrating Urban Innovations
- Active Transportation
- New Mobility and Public Transit
- Employment Spaces



### Inclusive

A place that is equally inviting to people along all dimensions of diversity

- Affordable Rental Housing
- Social Infrastructure
- Public Spaces & Placemaking
- Workforce and Skills Development
- Enable a Locally Focused Lifestyle
- Opportunities for Aging in Place



### Resilient

A sustainable community that is equipped to thrive – environmentally, socially and economically

- Climate Leadership: Net Zero Carbon
- Lowering Embodied Carbon
- Fossil-Fuel-Free Energy Supply
- Green Spaces and Ecology
- Managing Stormwater Naturally
- Reducing Solid Waste to Landfill



# Key Policy Outcomes for Quayside (cont'd):

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## POLICY OUTCOME

### Developing a Complete Community:

Transform Quayside into a vibrant, beautifully designed, complete community which includes residential, retail, cultural, educational and commercial uses thoughtfully integrated.

- Community care hub offering a range of programs and services to support aging-in-place, recreation and wellness for all residents

### Indigenous Participation:

Embrace and have specific plans to fulfill WT's commitment to the participation of Indigenous Peoples in Quayside.

### Housing Plan:

Deliver a complete community that includes both market and affordable housing.

- 800+ affordable housing units, more than doubling the affordable housing Waterfront Toronto has brought to the waterfront, with many delivered in earliest stages to address an urgent need.
- Affordable housing delivered in each development block concurrent with market housing, with an emphasis on family-sized units



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## POLICY OUTCOME

### **Open Space Network – Animation and Design:**

Design and deliver open space that creates a successful neighbourhood and plays a key role in delivering ground-floor animation and activating adjacent buildings.

- New public spaces, including a two-acre forested green space, plus a significant urban farm atop one of Canada's largest residential mass timber buildings.
- Open space network designed to be barrier-free and accessible for all ages and abilities

### **Ground Floor – Animation and Design:**

Thoughtful approach to activation, lease-up strategy and tenant mix that supports community-based amenities and enables opportunities for entrepreneurs and diversely-owned businesses.

### **Cultural Destination:**

Vibrant and dynamic cultural destination that will be a defining landmark of national and international significance on Toronto's waterfront.

- A landmark cultural destination and multi-use arts venue that brings together space for the performing arts, Indigenous-centered cultural celebrations and education spaces.



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## POLICY OUTCOME

### **World Class Design:**

Architectural excellence through a considered building program, massing, thoughtful façade treatments, quality materials, careful detailing, and a strong relationship between the ground floor spaces and the public.

- Master plan, public realm, and buildings designed by internationally recognized architecture firms.

### **Exemplary Low-Carbon Development and Sustainable Innovation:**

Achieve near-zero greenhouse gas emissions and low levels of energy consumption.

- The first all-electric, zero-carbon community at this scale
- All buildings in Quayside will meet the standards set out in Waterfront Toronto's Green Building Requirements Version 3 (GBRs).

### **Aging in Place:**

New creative solutions that support aging in place and the health and well-being of all residents.

### **Waterfront Toronto Employment Initiative:**

Strong social and workforce benefits, advancing employment, business and capacity-building opportunities for Indigenous peoples and equity-deserving communities.



# World Class Design

## Quayside Objectives

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Review Stage: Issues Identification

### A Comprehensive and Unifying Vision

#### Cohesive Diversity:

- i. Diverse building typologies, rather than a repetition of one traditional typology.
- ii. Varying architectural expressions, rather than a singular architectural expression.
- iii. Unifying elements or themes to ensure different architectural designs work together.
- iv. An architectural dialogue between the different blocks.

#### Waterfront Character:

Quayside should have a strong sense of place that feels rooted in a deep connection to the water

Design considerations for Waterfront Character include:

- i. Maximizing the relationship to the water
- ii. Orienting street frontages to the water as much as possible and avoiding recessed/obscured front entrances



# World Class Design (cont'd)

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### Iconic Architecture:

Unique and inspiring design that contributes to a strong sense of place.



- i. Architecture that is rooted in and responds to the waterfront context.
- ii. Innovative and dynamic massing that creates an engaging skyline and a great pedestrian experience at grade.
- iii. Construction budgets commensurate with delivering architectural excellence.
- iv. Architecture that is culturally relevant to Toronto's waterfront.

### Sustainability as Design Expression:

- i. Biophilic design featuring natural forms
- ii. Designs driven by access to daylight in the interiors as well as in the public realm
- iii. Incorporating passive design strategies including compact form and solar orientation

# Quayside Impact Limited Partnership: Lead Developers

Lead Developers: Quayside Impact Limited Partnership includes Dream Unlimited and Great Gulf acting as Lead Developers.

Developer	Description & Past Work	Images
Dream Unlimited	<ul style="list-style-type: none"><li>• Distillery Historic District, Phase 2</li><li>• Zibi, Phase 1, Ottawa</li></ul>	
Great Gulf	<ul style="list-style-type: none"><li>• Monde, East Bayfront</li><li>• One Bloor East, Toronto, ON</li></ul>	



# Quayside Impact Limited Partnership: Lead Designers



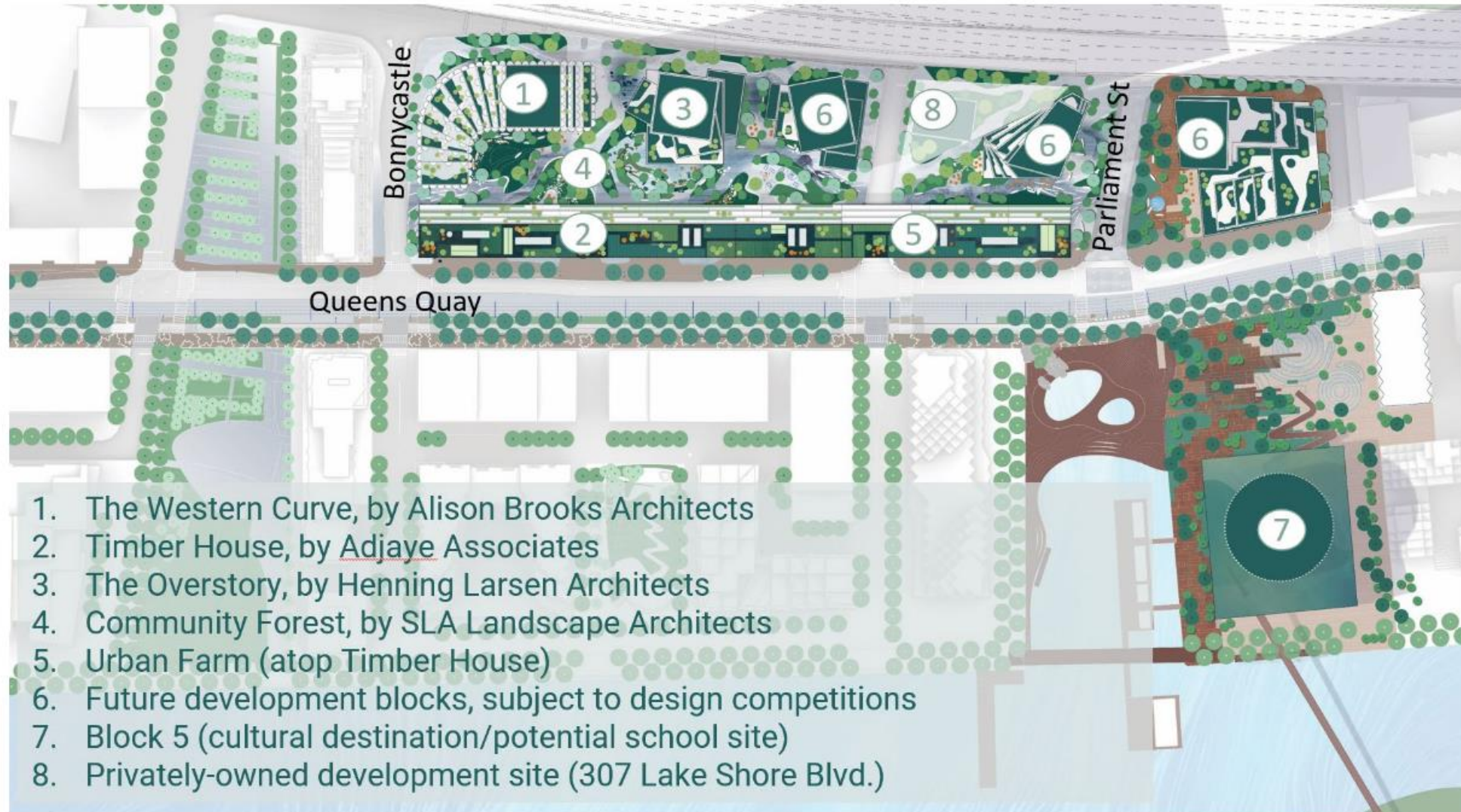
Urban Design Guidelines:  
Henning Larsen

Lead Landscape Architect:  
SLA Landscape Architects

Lead Architects:  
Adjaye Associates  
Alison Brooks Architects  
Henning Larsen

Indigenous Design Architect  
Two-Row Architect

Local Design Partners:  
architectsAlliance  
KPMB  
PMA





# Adjacent Development Context

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215 Lake Shore Blvd E, Phase 1 + 2



307 Lake Shore Blvd E.



Aqualina, Aquavista, Aquabella



300 Queens Quay East (3C PL1)



351 Lake Shore Blvd E.



178-180 QQE



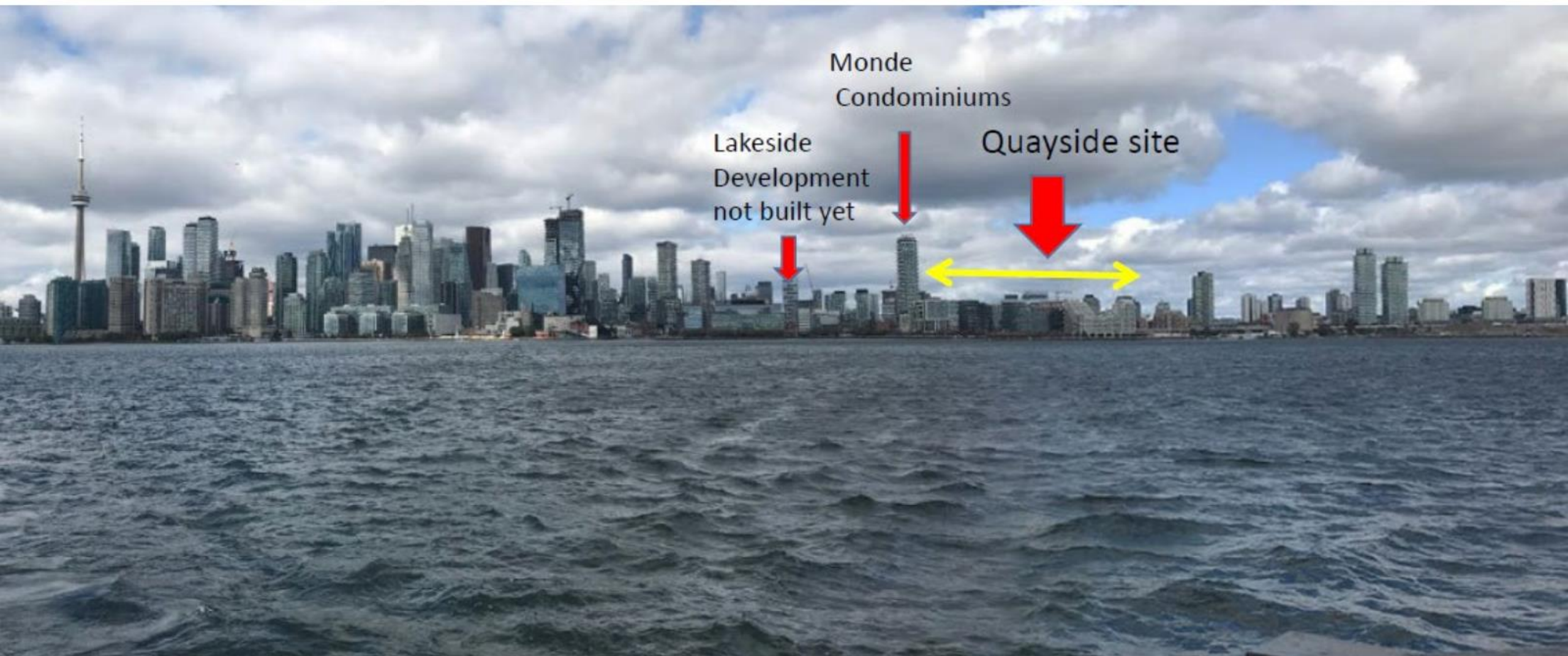
The Monde



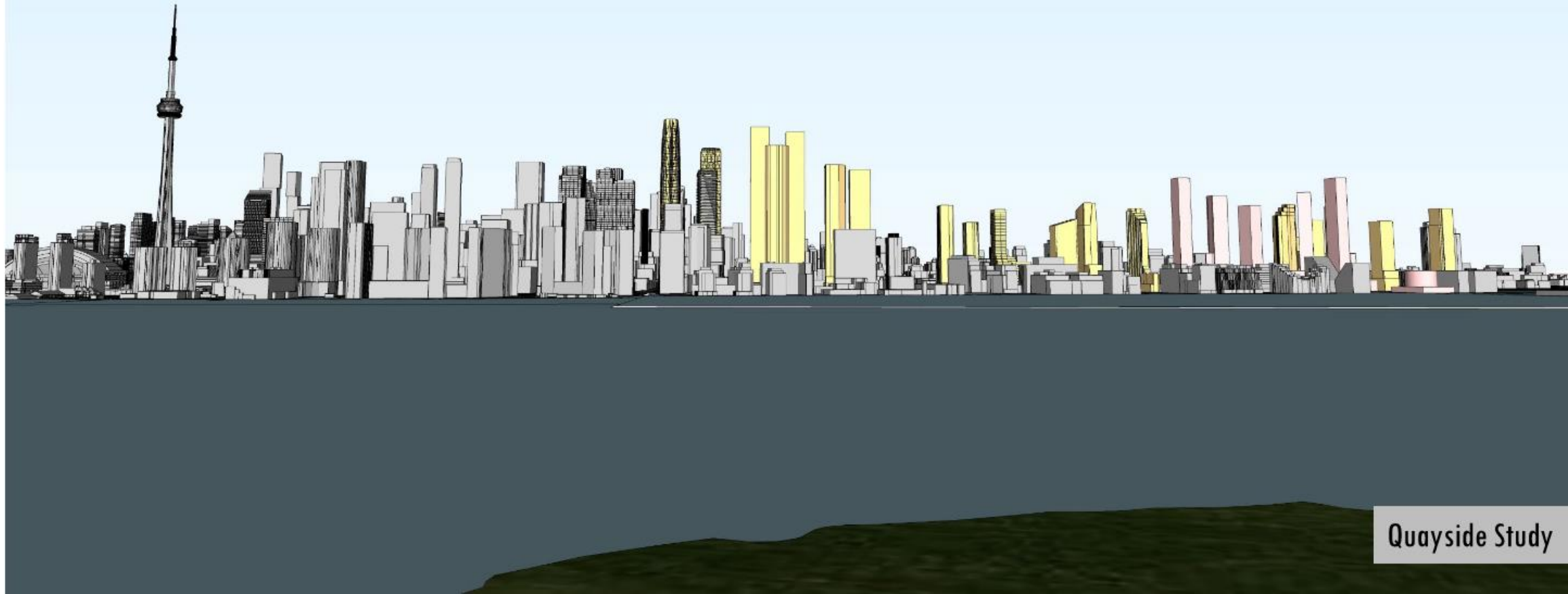
Aqualuna



View 01: From Toronto Island



View 01: From Toronto Island





## Quayside Views

### View 05: From Polson Quay



Lakeside  
Development  
not built yet

Monde  
Condominiums

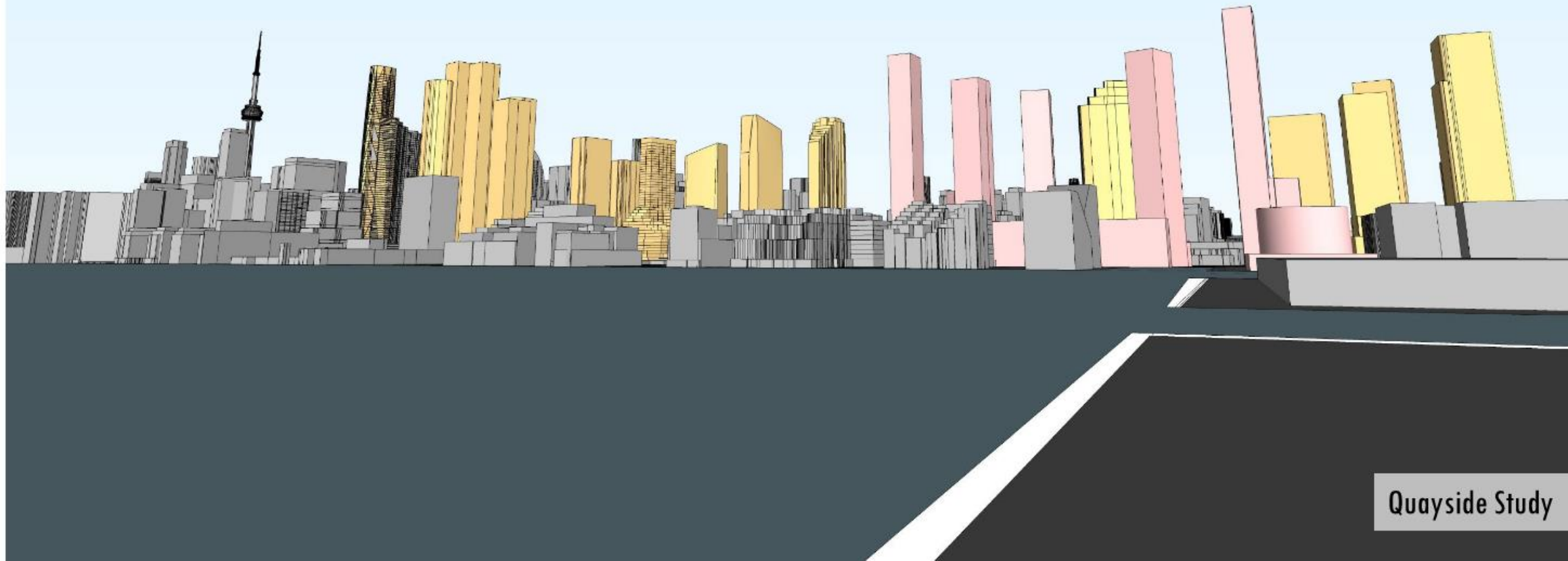
Quayside

J.K Koval's'kyj Park

Google

Quayside Study

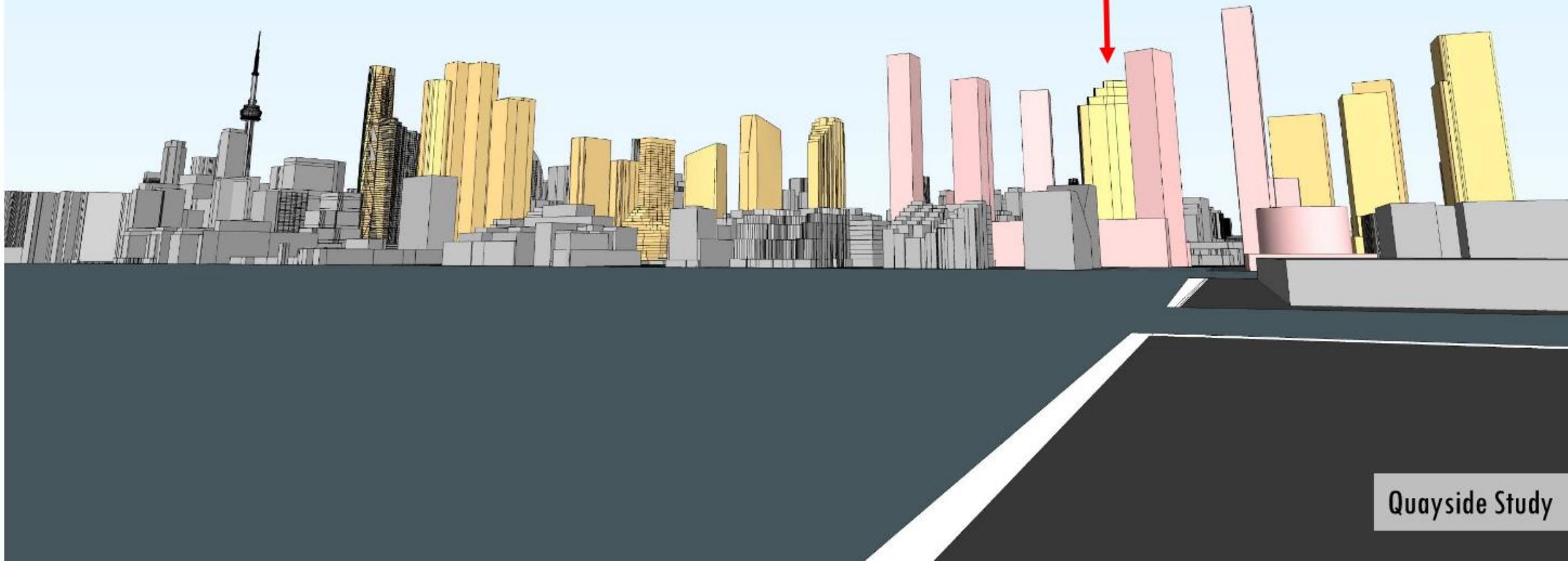
View 05: From Polson Quay



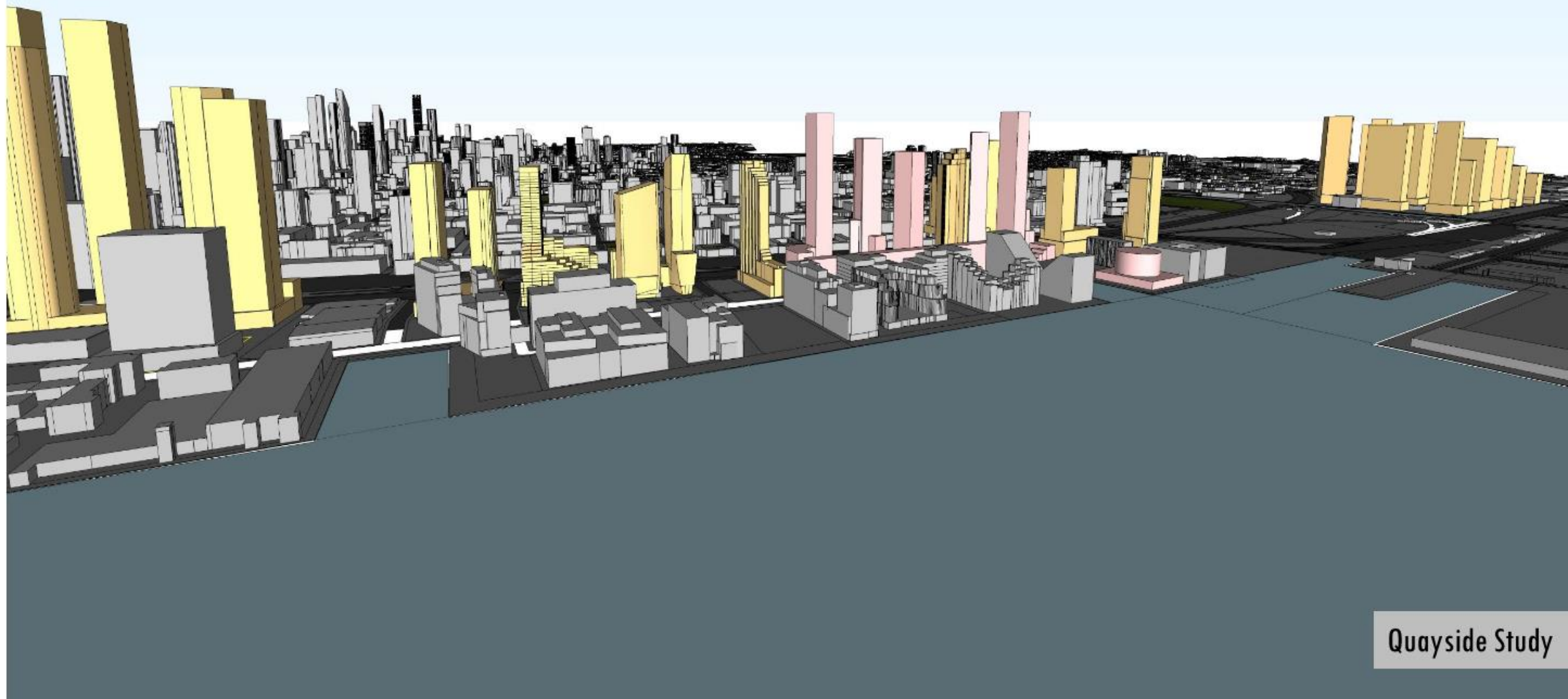


View 05: From Polson Quay

Proposed  
307 Lake Shore Blvd.

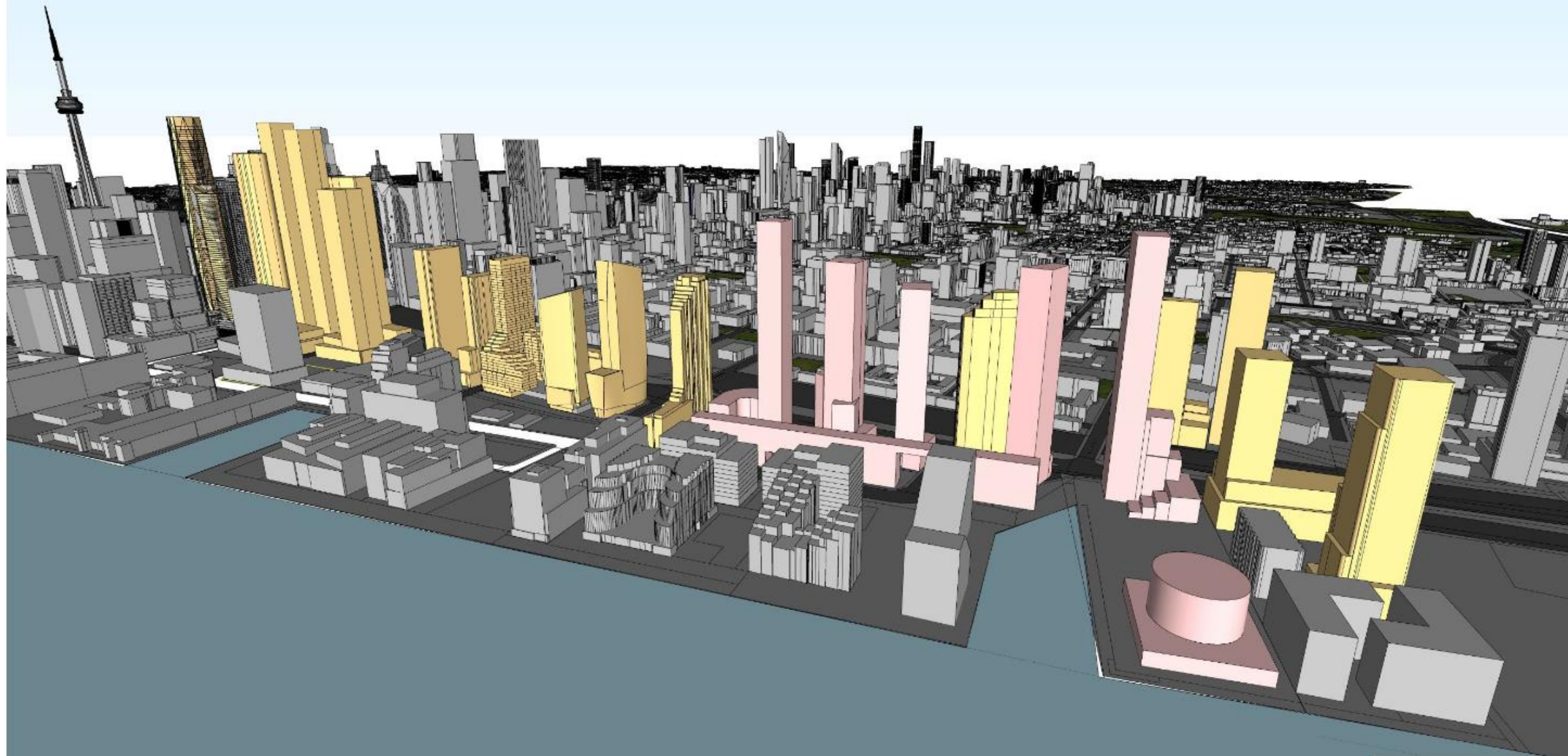


View 03: Looking North East

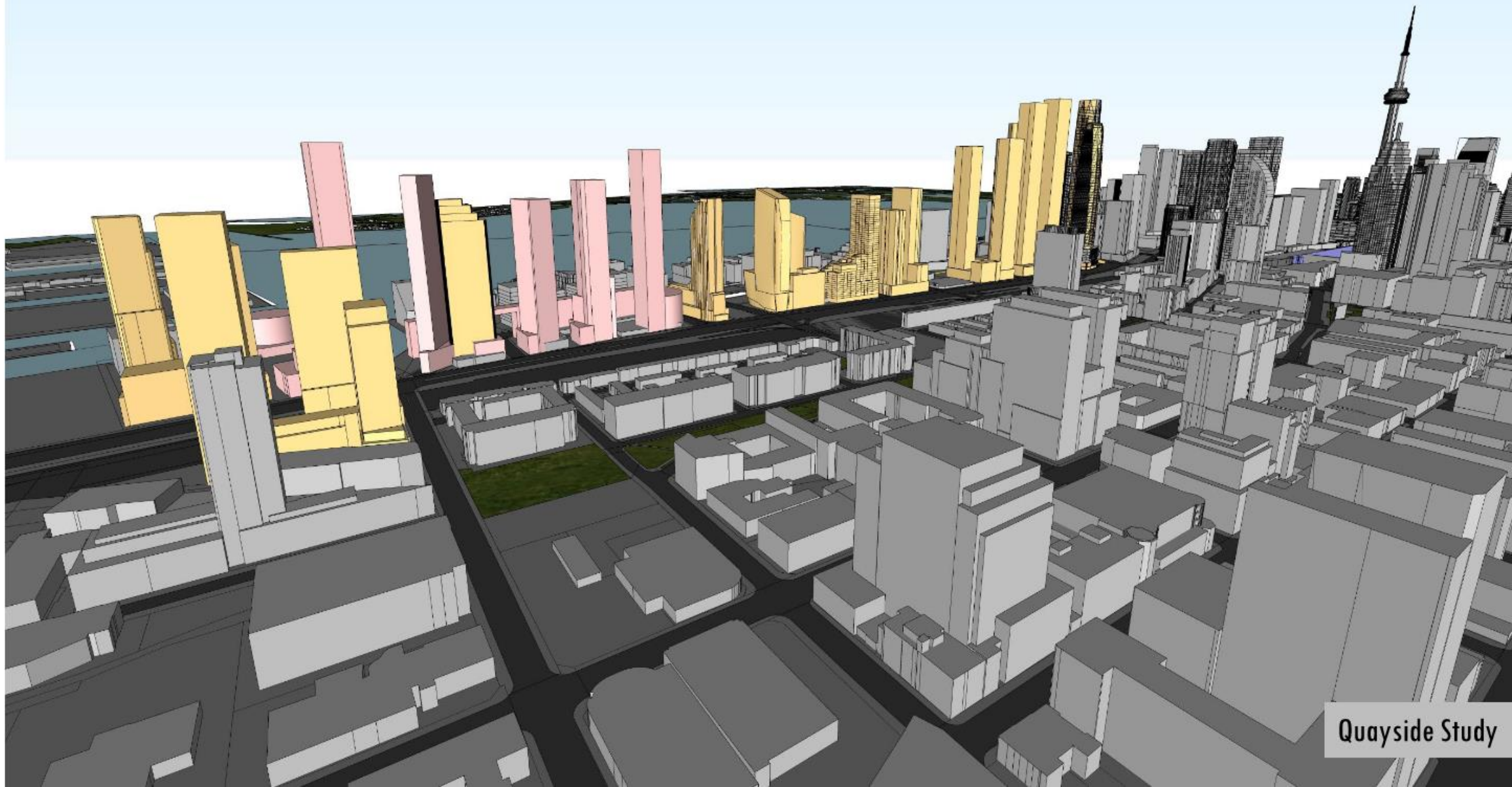




View 02: Parliament St, Looking North



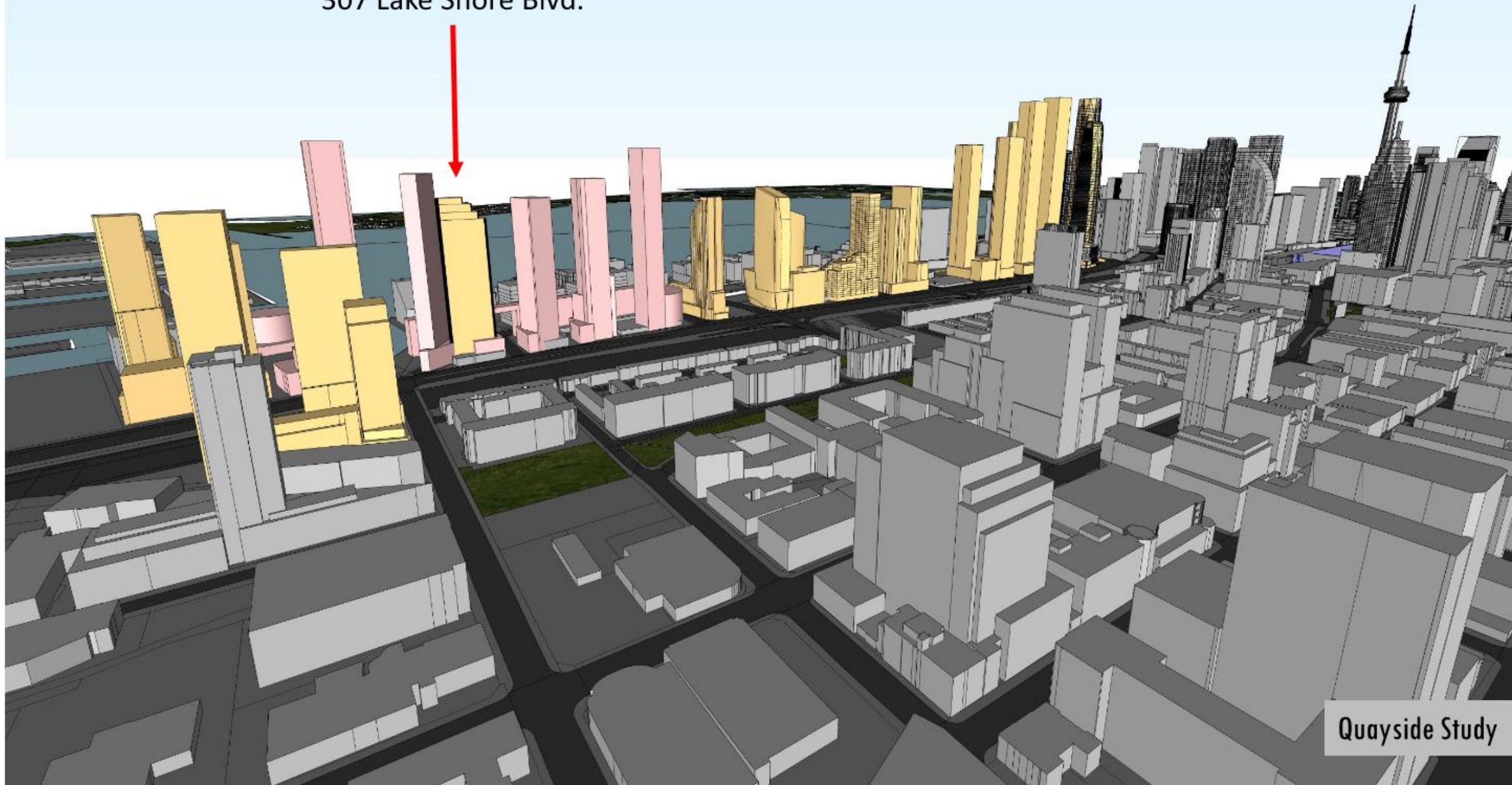
View 04: Parliament St, Looking South





View 04: Parliament St, Looking South

Proposed  
307 Lake Shore Blvd.

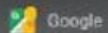




## View 08: The Esplanade and Lower Sherbourne St

140 The Esplanade

Toronto, Ontario

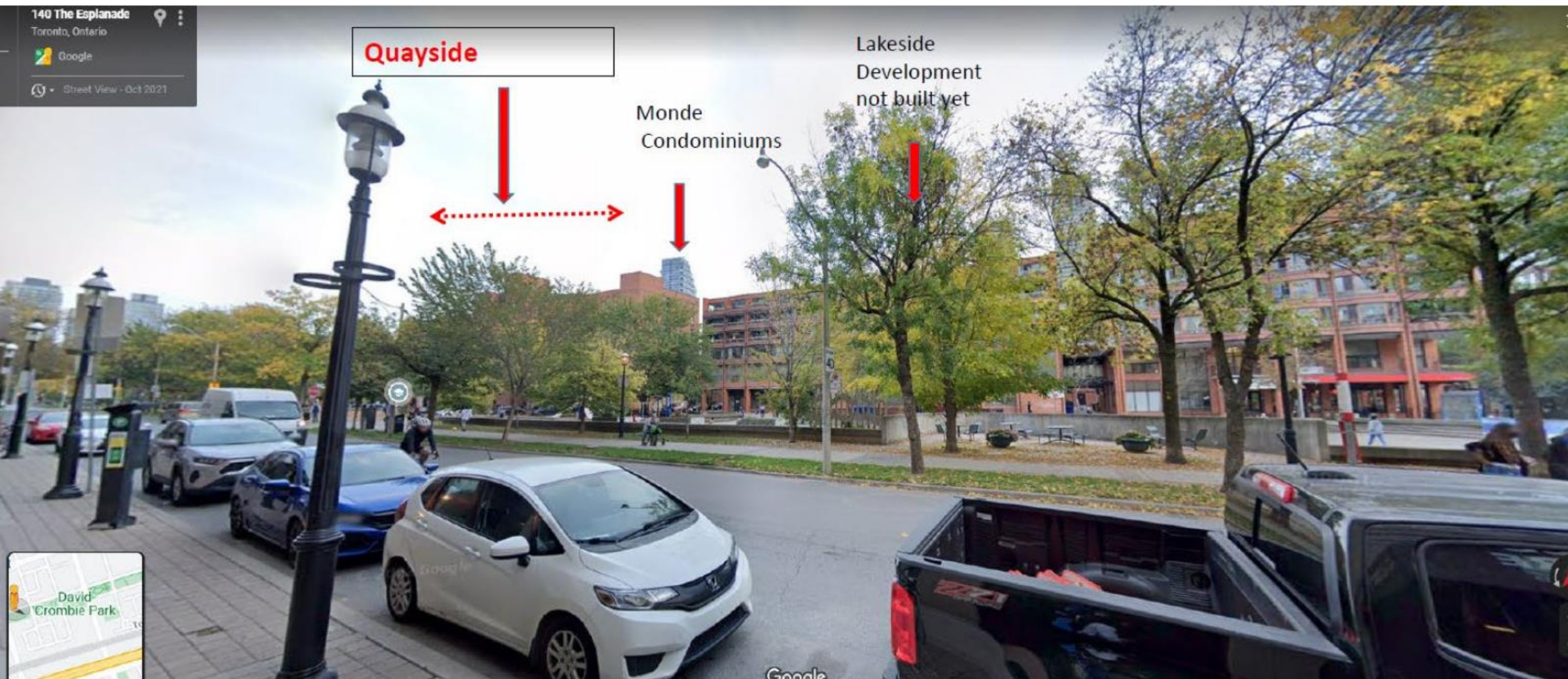


Street View - Oct 2021

Quayside

Monde  
Condominiums

Lakeside  
Development  
not built yet





View 08: The Esplanade and Lower Sherbourne St



Monde

## View 07: The Esplanade and Lower Sherbourne St





View 07: The Esplanade and Lower Sherbourne St

Monde

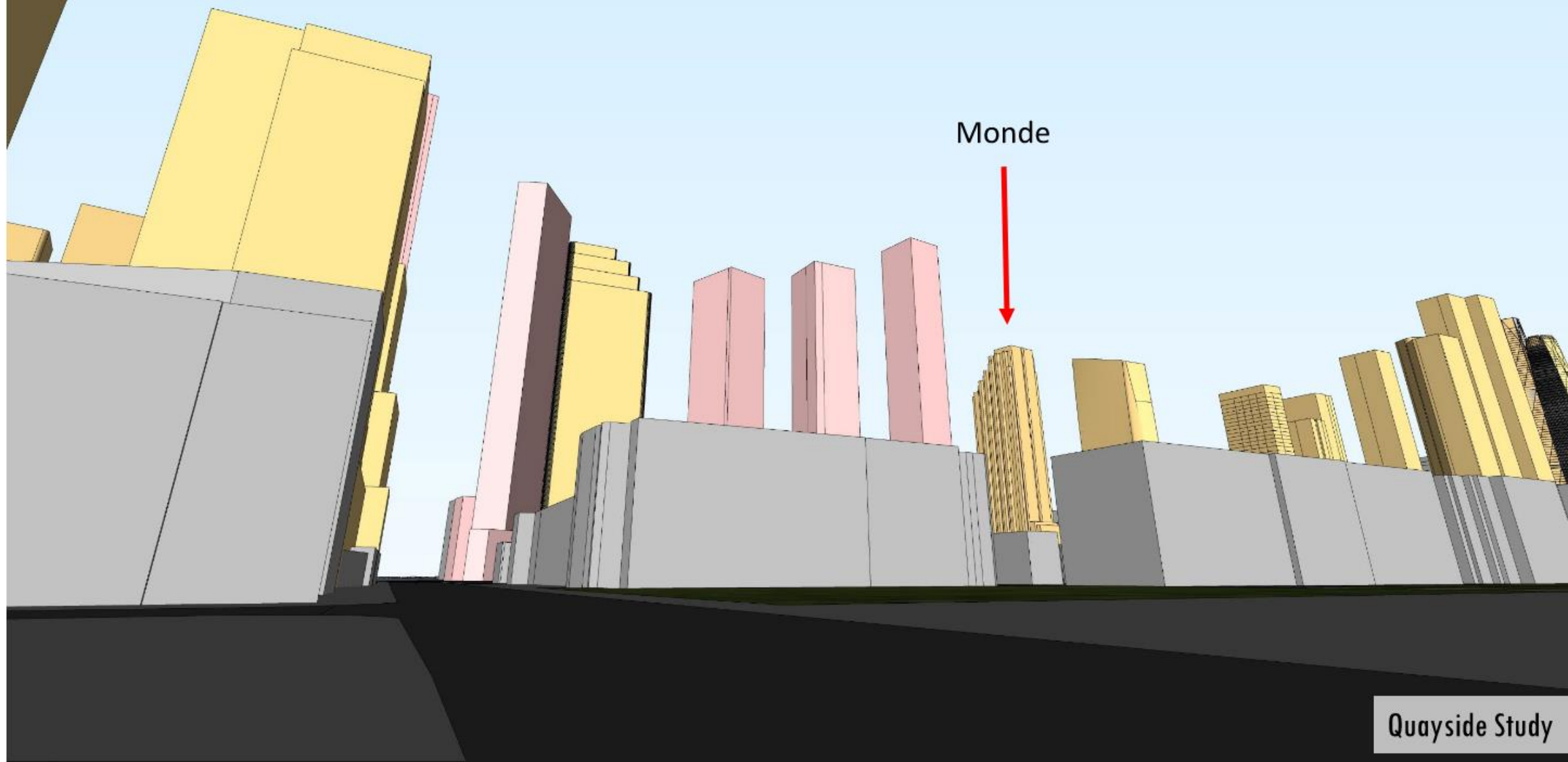


## View 06: Parliament St and Mill St





View 06: Parliament St and Mill St



# Planning Policies

## Project Context

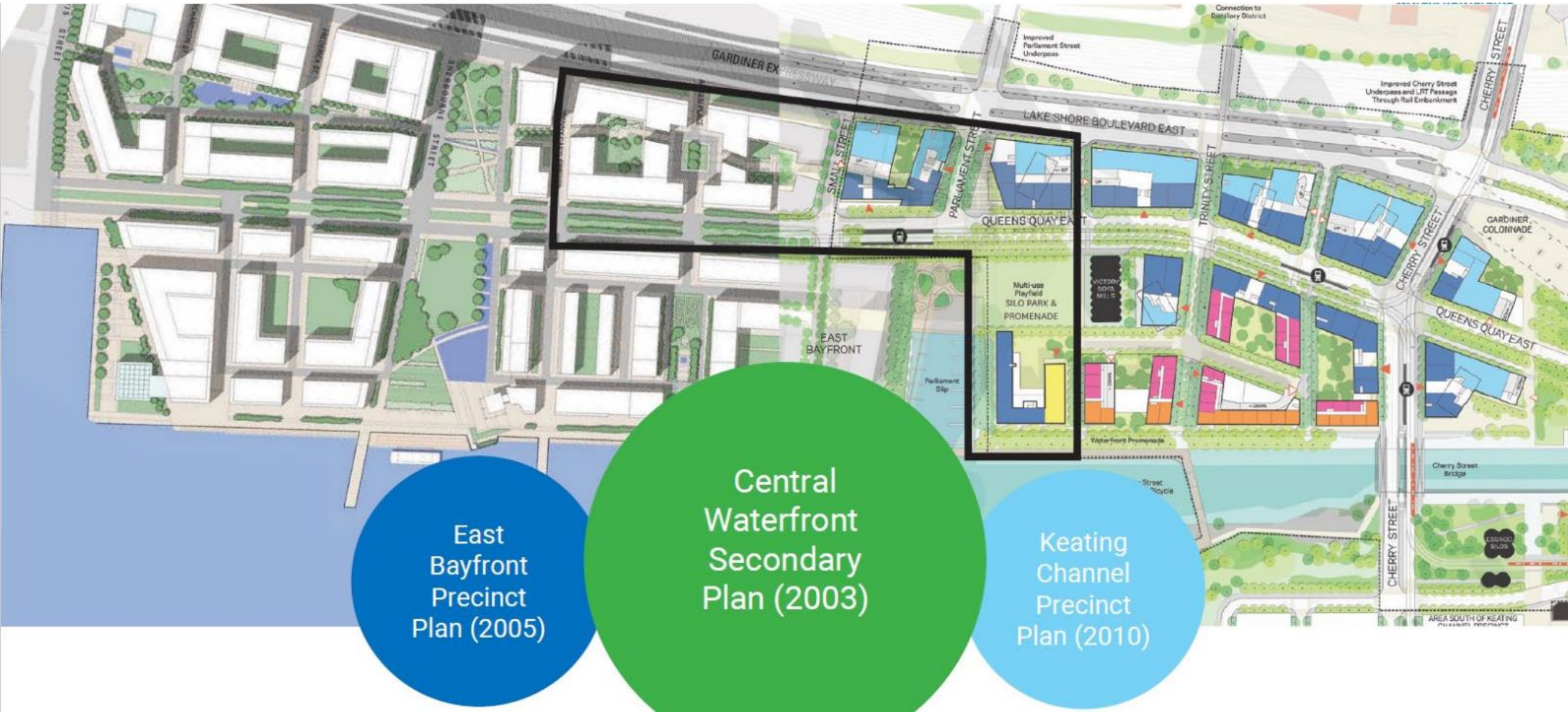
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Alison Brooks, Adjaye Associates

Review Stage: Issues Identification





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Review Stage: Issues Identification

### Keating Channel Precinct Plan

Keating Channel Precinct  
Toronto, Ontario

May 2010



#### East Bayfront Precinct Plan

November 2005



Urban Design Consultant  
Public & Public Space Consultant  
Precinct Planning Coordinator  
Program Manager

KOETTER | KIM & ASSOCIATES  
PHILLIPS - FARREY - SMALLERBERG  
Urban Strategists Inc.

The Precinct Plans outline the principles to implement the Central Waterfront Secondary "Big Moves" :

#### ➤ **Removing Barriers and Making Connections**

- Future waterfront development will feel like, and function as, a part of the city fabric

#### ➤ **Building a Network of Spectacular Waterfront Parks and Public Spaces**

- Recognize the significance of the public realm and encourage active, publicly-engaging ground floor uses along Queens Quay and the Water's Edge Promenade

#### ➤ **Promoting a Clean and Green Environment**

- Ensure transit-oriented development and promote active transportation

#### ➤ **Creating Dynamic and Diverse New Communities**

- Create a mix of uses, targeting 75% residential and 25% non-residential uses
- Build new affordable housing in addition to market housing
- Integrate a day-care and school within the community



# Quayside Coordinated Public Realm Program



TODAY'S PRESENTATION

- 2 Parliament Street
- 3 Parliament Plaza
- 7 Water's Edge Promenade
- 8 Street A
- 9 Street D
- 10 Small Street
- 11 South side of Lake Shore
- 12 East of Bonnycastle
- 13 Street H
- 14 Pedway
- 1a Bonnycastle to Silo - Public Realm/ROW
- 1b Bonnycastle to Silo - Transitway
- 4 Queens Quay Fill
- 6 Silo Park
- 15 Parliament Slip Dockwall/Fill/Environmental
- 16 Parliament Slip WaveDeck
- 17 Harbour Pools
- 18 Floating Dock and Restaurant
- 19 Transportation Finger Pier

## Projects

- Quayside Public Realm & Infrastructure
- Queens Quay
- Silo Park
- Proposed POPS
- Parliament Slip



# Team Structure & Project Status

## Quayside Coordinated Public Realm Program

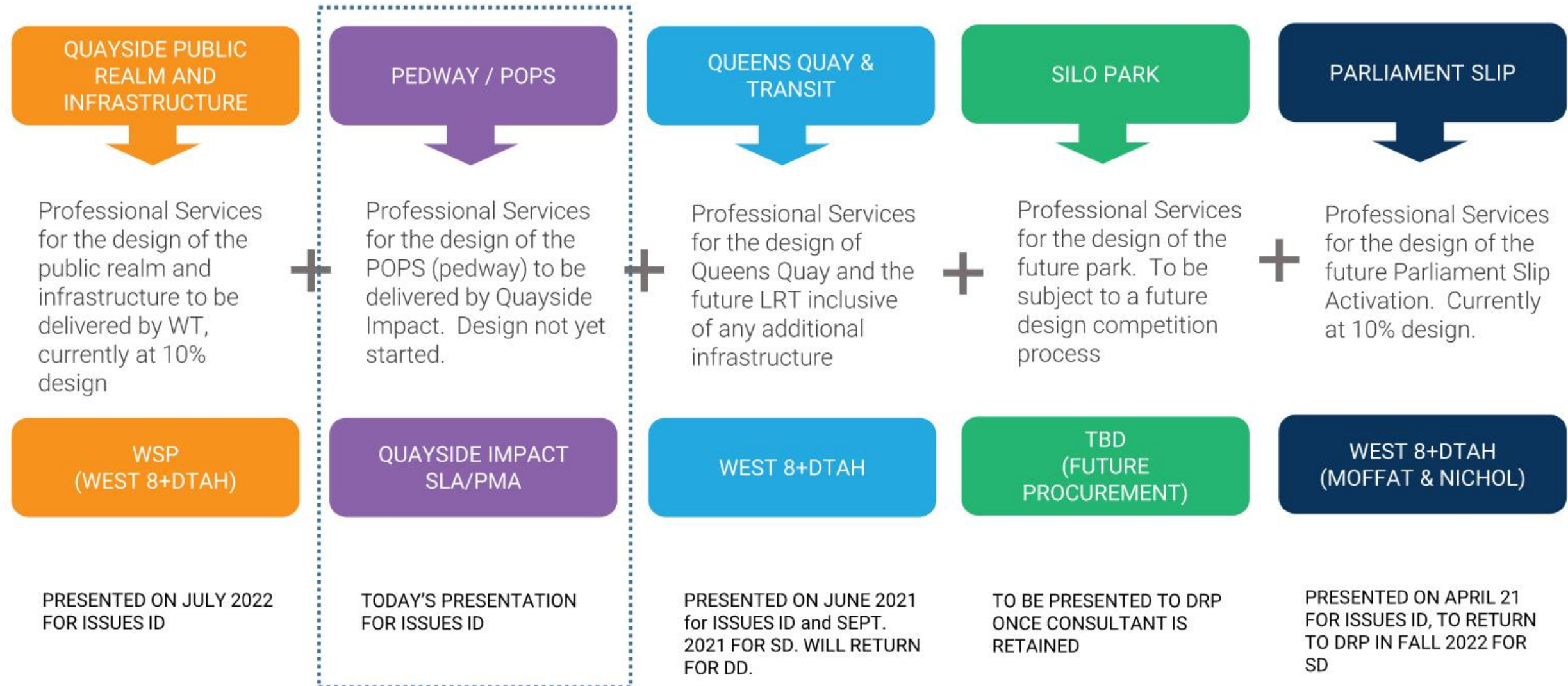
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# Design Context

## Queens Quay Public Realm

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Alison Brooks, Adjaye Associates

Review Stage: Issues Identification



### WELRT Project Scope and Segments

● Segment 1 (Underground Works)

● Segment 2 (Queens Quay Surface Works)

● Segment 3 (Cherry North and Villiers Island)

● Other Projects (Quayside)

● Future Extensions



# Design Context

## Queens Quay Public Realm

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Alison Brooks, Adjaye Associates

Review Stage: Issues Identification





# Project Approval Stage

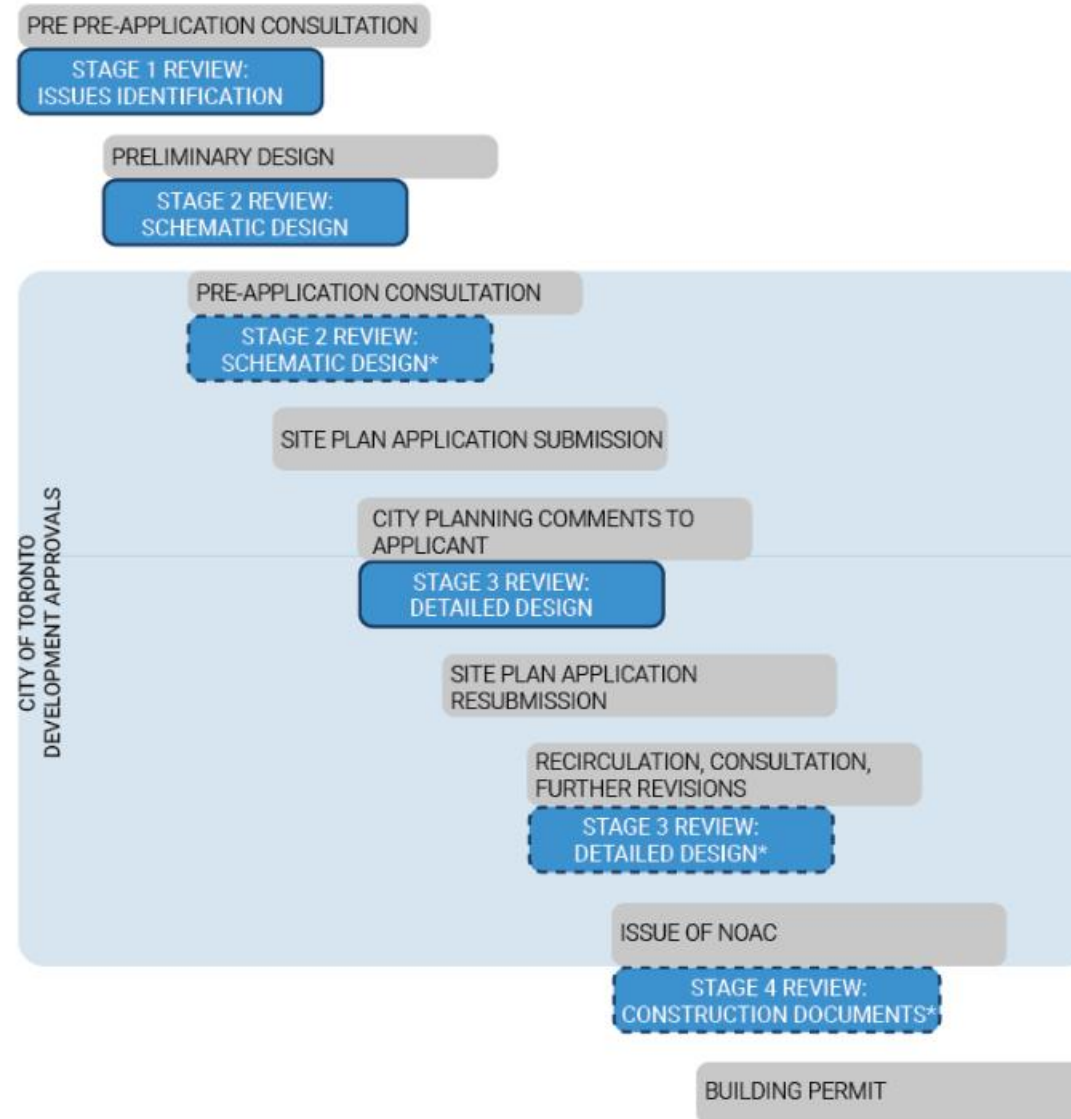
## DRP Stream : Public land – Site Plan Application

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Alison Brooks, Adjaye Associates  
Review Stage: Issues Identification

Master Plan + Conceptual Design Guidelines  
Jan. 2023

Western Curve + Overstory + Timber House  
Jan. 2023



\*This review will only be required if the project has changed significantly since the previous review, or the Panel, Waterfront Toronto, or City staff have significant outstanding concerns.



# Areas for Panel Consideration

## Waterfront Toronto

Quayside: Master Plan + Conceptual Design Guidelines,  
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Review Stage: Issues Identification

### Master Plan + Conceptual Design Guidelines:

- Relationship between built-form and open space
- Integration of the POPS with the greater public realm network
- Edge conditions and thresholds of the site
- Landscape design, planting approach and biodiversity, micro-climates
- Retail strategy along Queens Quay

### Western Curve + Overstory + Timber House

- Massing and general disposition of programs
- Ground floor animation opportunities
- Pedestrian, vehicular, and service circulation
- Building articulation and materiality

# Areas for Panel Consideration

## City of Toronto

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Alison Brooks, Adjaye Associates

Review Stage: Issues Identification

- The basic disposition of buildings and their arrangement on the skyline
- Feasibility of the planting strategies: tree-covered buildings, urban forest and rooftop farm
- Ground floor uses and interface with public realm, urban forest and other POPS spaces
- Mass and form of Timber House and bridging over public right-of-way



An aerial photograph of the Toronto skyline, showing the city's dense collection of skyscrapers and buildings along the waterfront. The CN Tower is visible in the distance. A large, semi-transparent, stylized letter 'Q' is overlaid on the image, positioned in the upper left quadrant. The text 'QUAYSIDE' is written in large, bold, white capital letters on the left side of the image, with 'Issues Identification' in smaller white capital letters below it. Further down, the text 'Waterfront Toronto DRP' and 'January 25, 2023' are written in smaller white capital letters. At the bottom left, the text 'Masterplan', 'Two Row Architect', 'Henning Larsen', and 'SLA' are written in white capital letters, stacked vertically.

# QUAYSIDE

## Issues Identification

Waterfront Toronto DRP  
January 25, 2023

Masterplan  
Two Row Architect  
Henning Larsen  
SLA





**Mixed-Use Community:** 800 affordable housing units, approximately 3,000 market housing units, commercial, educational and retail space with destination cultural space on Block 5 – all thoughtfully integrated



**Inclusive:** Aging-in-place strategy, barrier-free open space network. Community care hub providing amenities, services and programming that promote well-being and social development



**Dynamic:** A great place to live, work and play through a two-acre, car-free forested green space, animated ground floors, rooftop urban farm, a multi-use arts and Indigenous cultural centre, food & beverage destination



**Vibrant economic activity supporting retail and economic activity:** Strong social and workforce opportunities and benefits for equity-deserving groups, and significant engagement and social procurement opportunities for MCFN



**Resilient:** Environmental leadership through Canada's first all-electric, zero-carbon community at this scale, one of Canada's largest residential mass timber buildings.

## Project Overview



Development Partner



Quayside Impact LP



Host Nation



Block 3 + Affordable Housing



Impact Programming Partners

The Bentway

Centre for  
Social Innovation

George Brown  
College

The  
Rekai Centres

WoodGreen

Crow's Theatre

Consultant Team

Two Row  
Architects

Henning Larsen

SLA

Alison Brooks  
Architects

Adjaye Associates

PMA

Architects Alliance

i7

Smith + Andersen

G Architects

Murray Twohig

AEA Consulting

Purpose

Entuitive

Norm Li

Urban  
Strategies Inc.

KPMB

Transsolar Klima  
Engineering

Aspect Structural  
Engineers

# Project Team





# PLAN of YORK HARBOUR

Surveyed by order of L<sup>d</sup> Gov<sup>r</sup> Simcoe

by J. M. Smith

## References

- A Proposed Black Horse to ...
- B Proposed Battery
- C Proposed Barracks, the ...
- D Queen's Rangers
- E City of York
- F Dist. from above the River is taken

[1793]







- **Planning for the Seventh Generation**
- **Directionality & Micro-climate**

- **Presence of Craft**
- **Support of Indigenous Development**



Credit River, Ontario



Credit River, Ontario



Lake Ontario Shoreline



Supporting Indigenous Development - Mississauga Chief - Stacy Laforme



Supporting Indigenous Development



Presence of Craft



Directionality and Microclimate - Two Row Architect

# Fully Integrated Indigeneity





### **Living with Nature**

At Quayside, sustainability will be built-in as a lifestyle where Toronto's goals are met, exceeded and ingrained into every aspect of the plan. Designs should enhance more symbiotic relationship with the environment by creating a highly resilient, low-carbon community that supports biodiversity.



### **A Neighbourhood and a Destination**

Quayside is a place for those who call it home and those who come from near and far to visit. This duality is supported through fluid indoor/outdoor activation, varied programming that serves various scales of community, and active public spaces designed for all seasons.



### **The Connector**

Quayside is at the hinge-point where Greater Toronto connects with the waterfront. We embrace this nature by creating vibrant networks of mid-block POPS, interwoven with lively streets along Parliament and Queens Quay East.



### **Cohesive Diversity**

The master plan leverages our collaboration to build a neighbourhood with the richness of cities built over time. We provide world-class architecture across all scales, finding compliments between iconicity and continuity, self-expression and shared values.



### **Inclusive by Design**

Inclusivity is intrinsically built-in through an accessible public realm in tandem with the active programs that form a complete community. At Quayside we partner with institutions and community groups that share in our goals for diversity and social advancement.

# **Guiding Principles**





# The Precinct Plan







**Proposal within the Toronto Skyline**







**St. Lawrence Market**



**Keating Channel**



**Villiers Island**



**Distillery District**



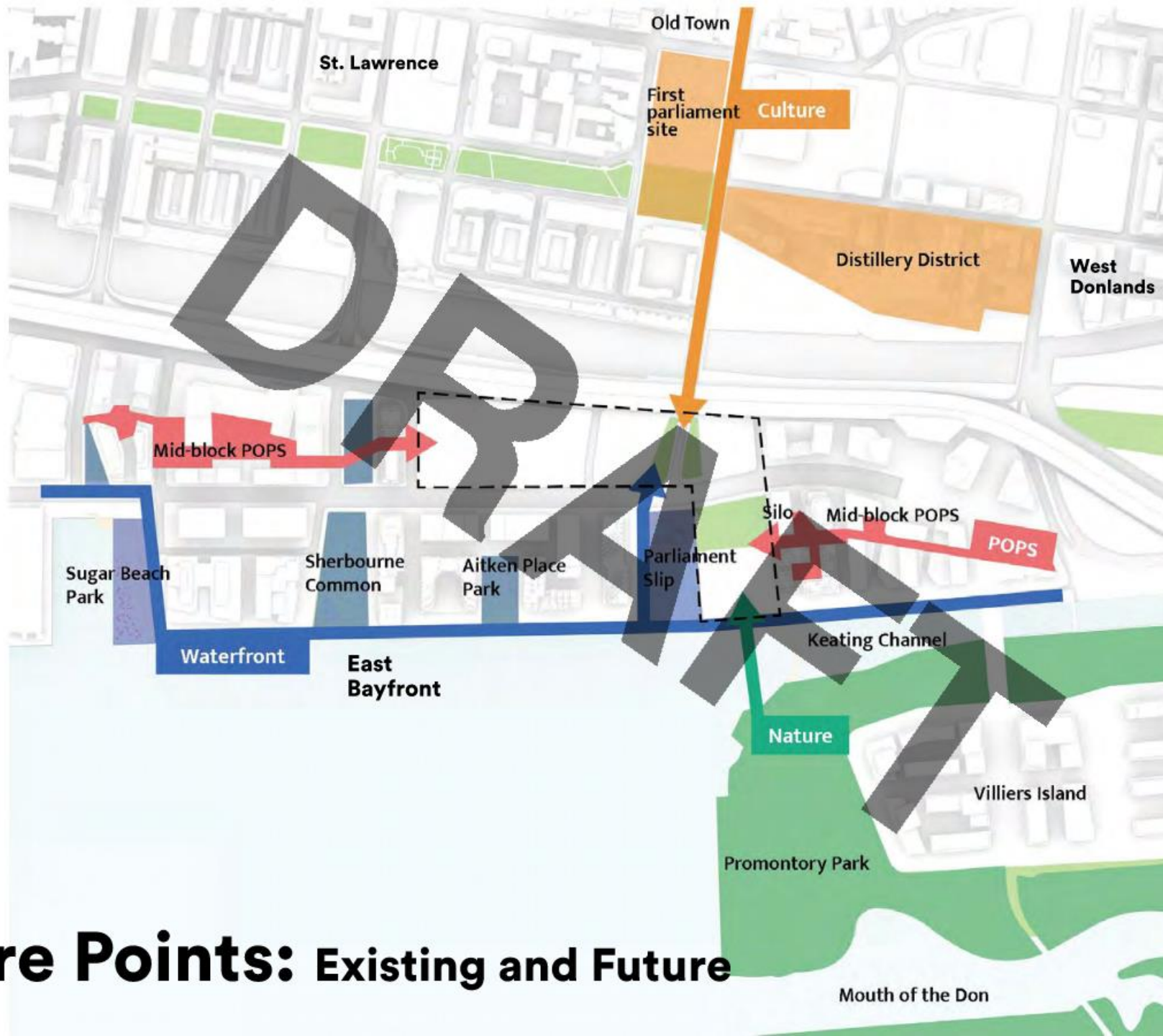
**West Don Lands**



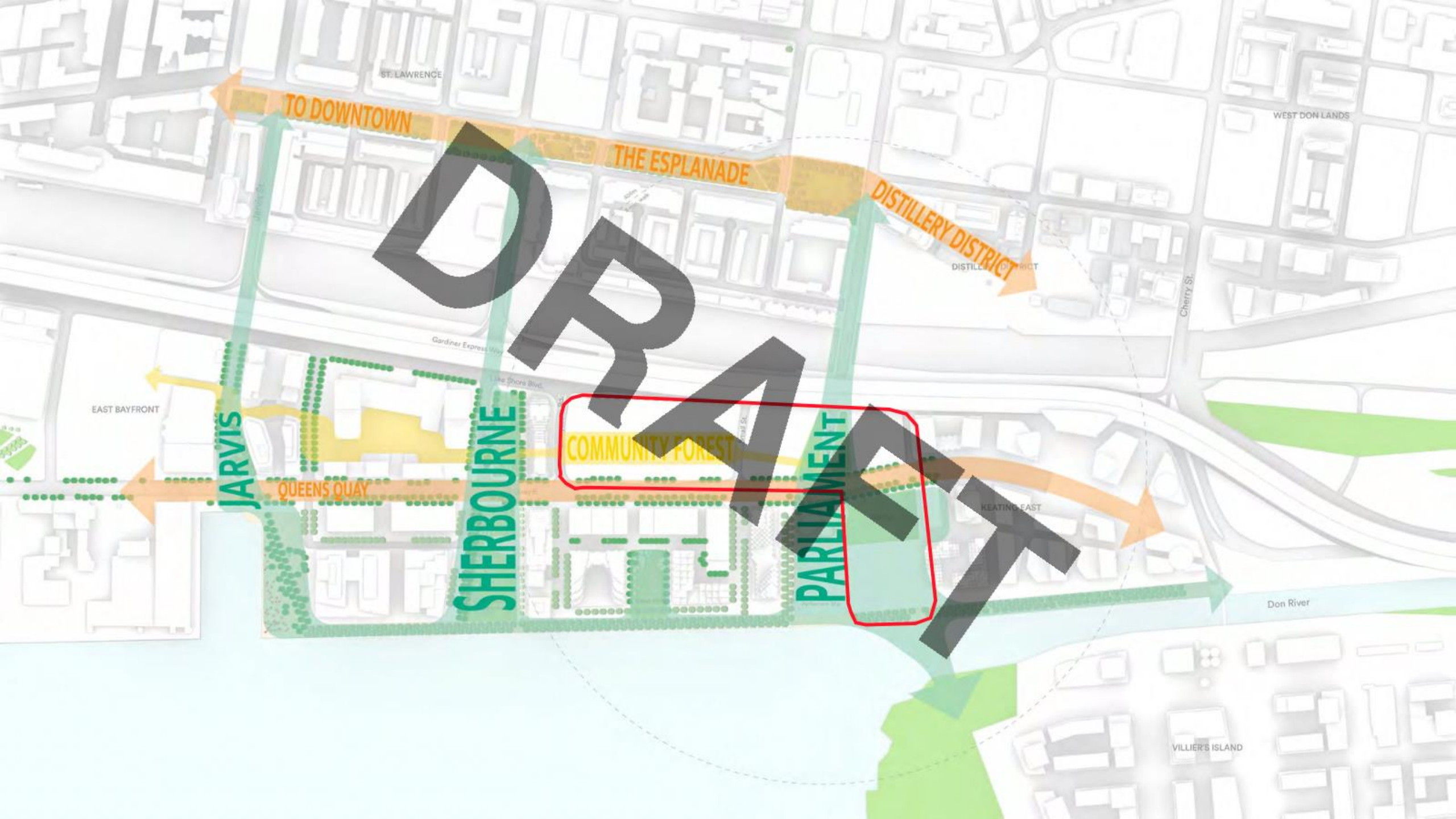
**East Bayfront**

# **Neighbourhoods: Existing and Future**





## Pressure Points: Existing and Future



ST. LAWRENCE

WEST DON LANDS

TO DOWNTOWN

THE ESPLANADE

DISTILLERY DISTRICT

DISTILLERY DISTRICT

Cherry St.

Gardiner Express Way

Lake Shore Blvd.

EAST BAYFRONT

JARVIS

QUEENS QUAY

COMMUNITY FOREST

SHERBOURNE

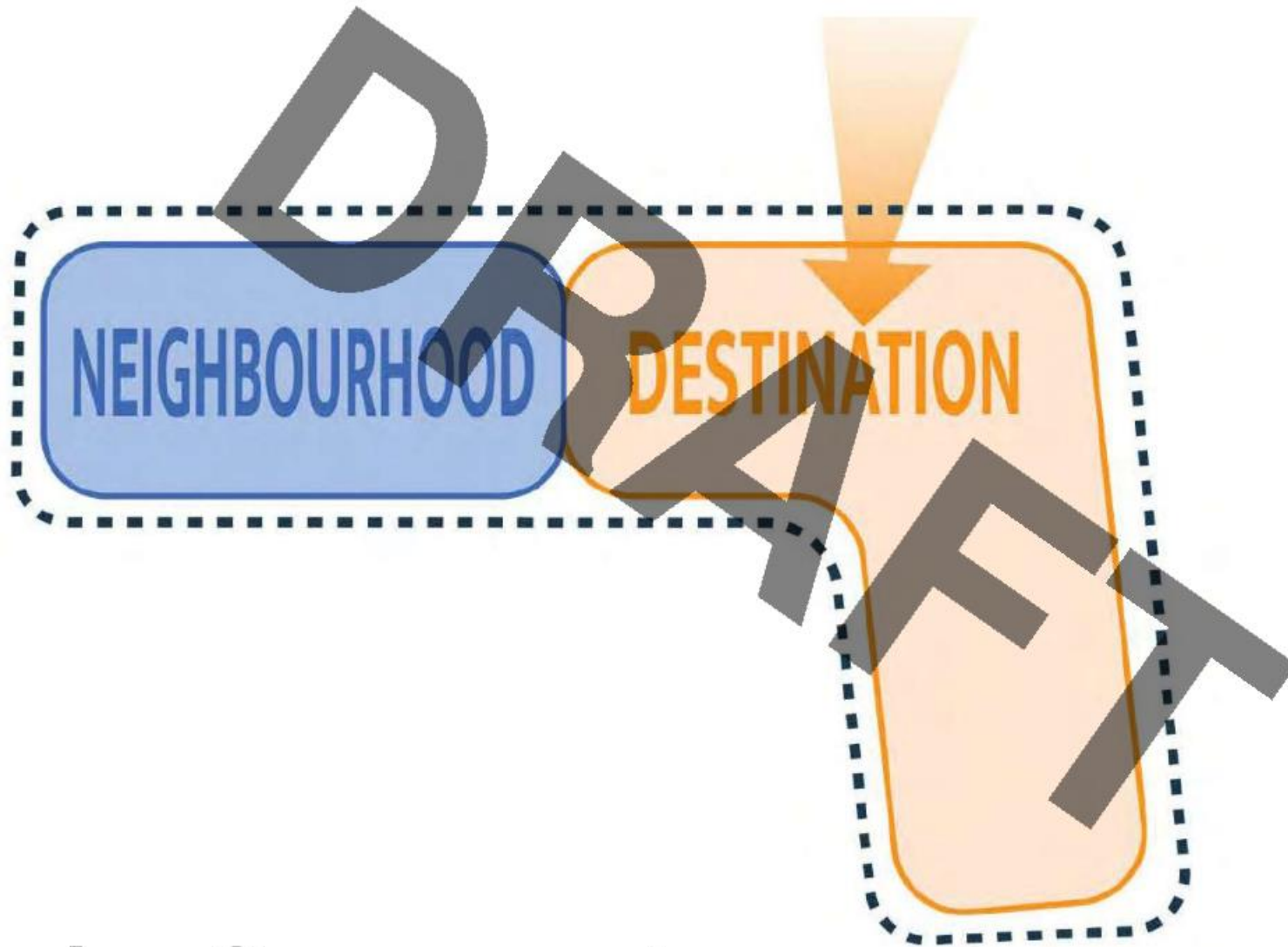
PARLIAMENT

KEATINGE EAST

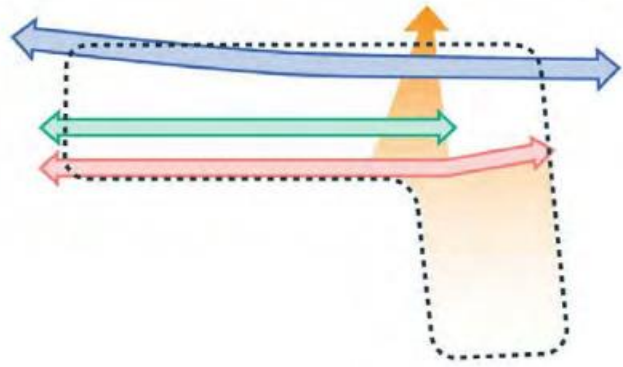
Don River

VILLIER'S ISLAND

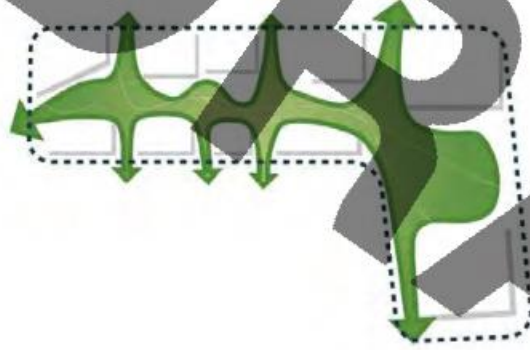




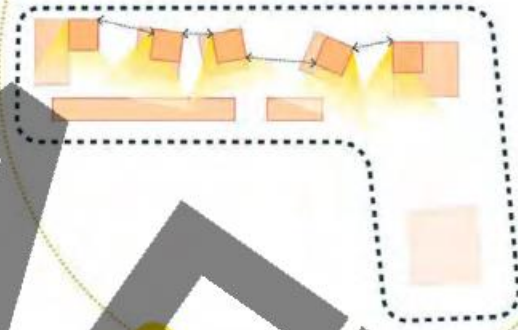
**Masterplan Components**



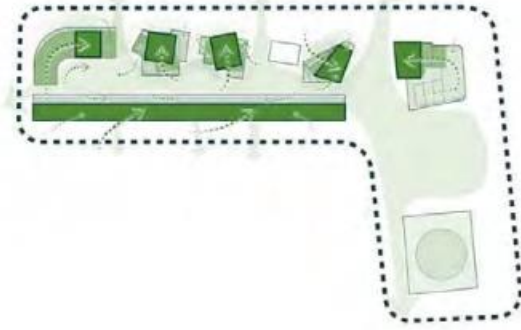
Defining Edges



Green Heart



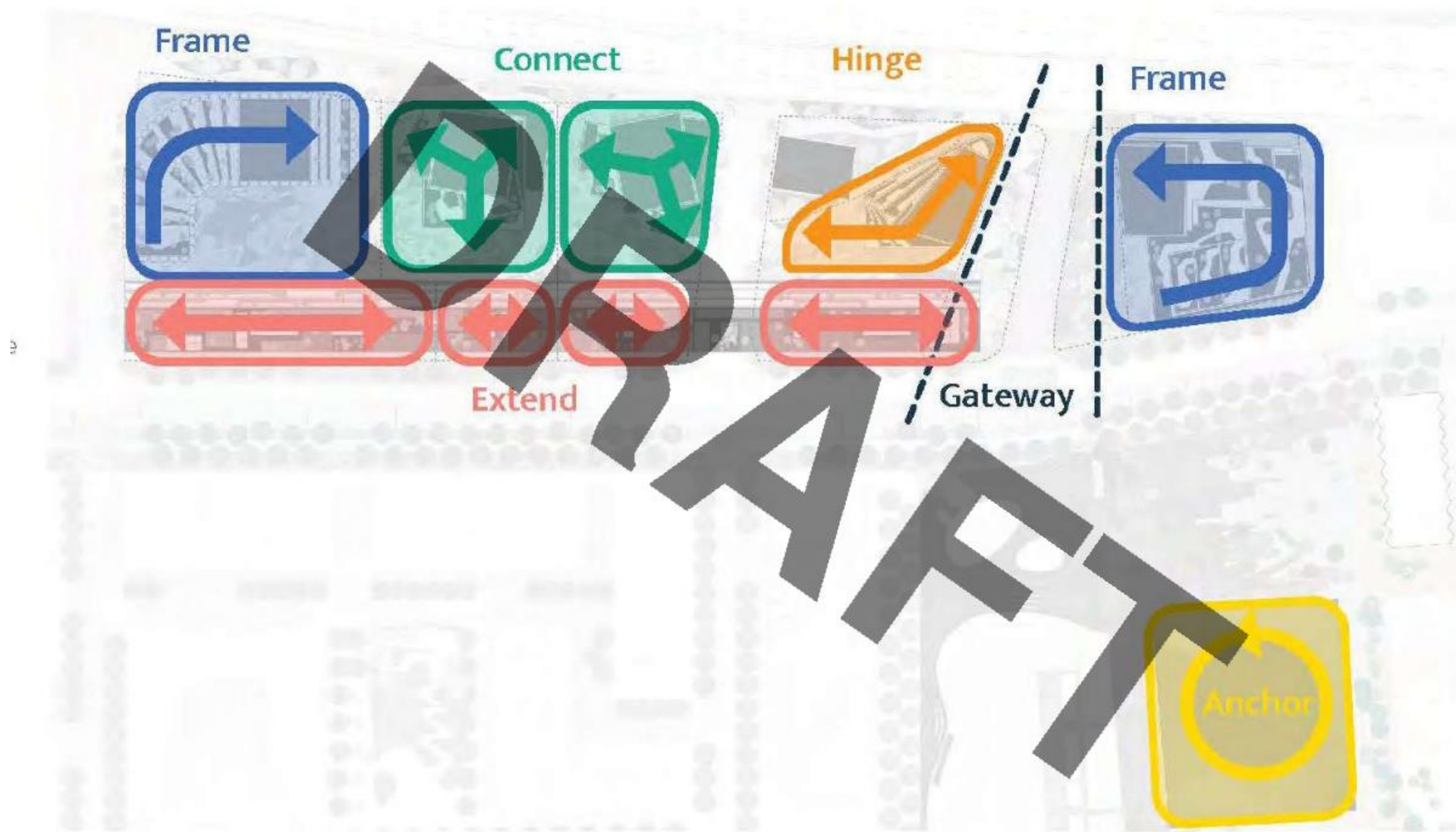
Strategic Density



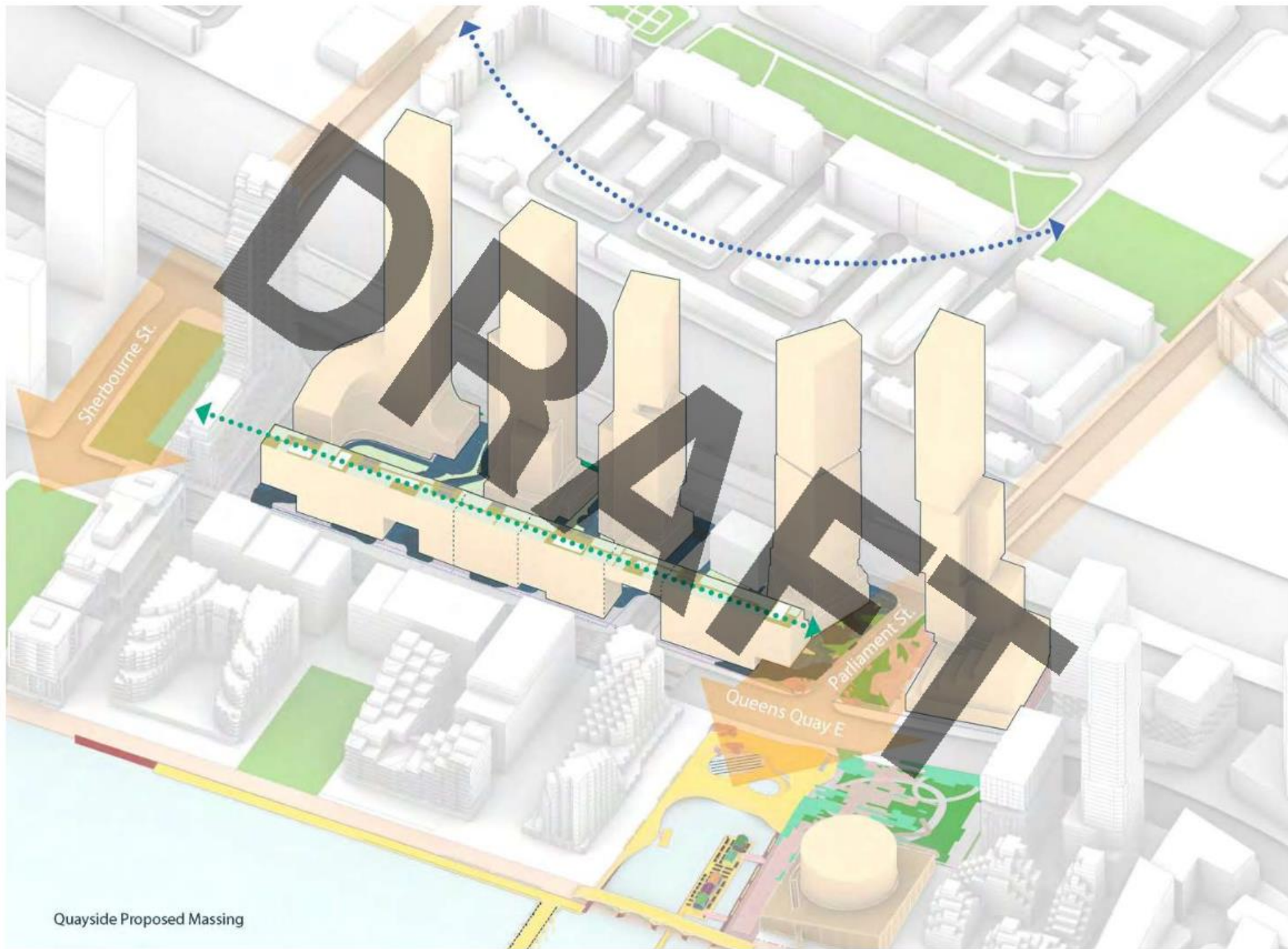
Vertical Communities

# Masterplan Components





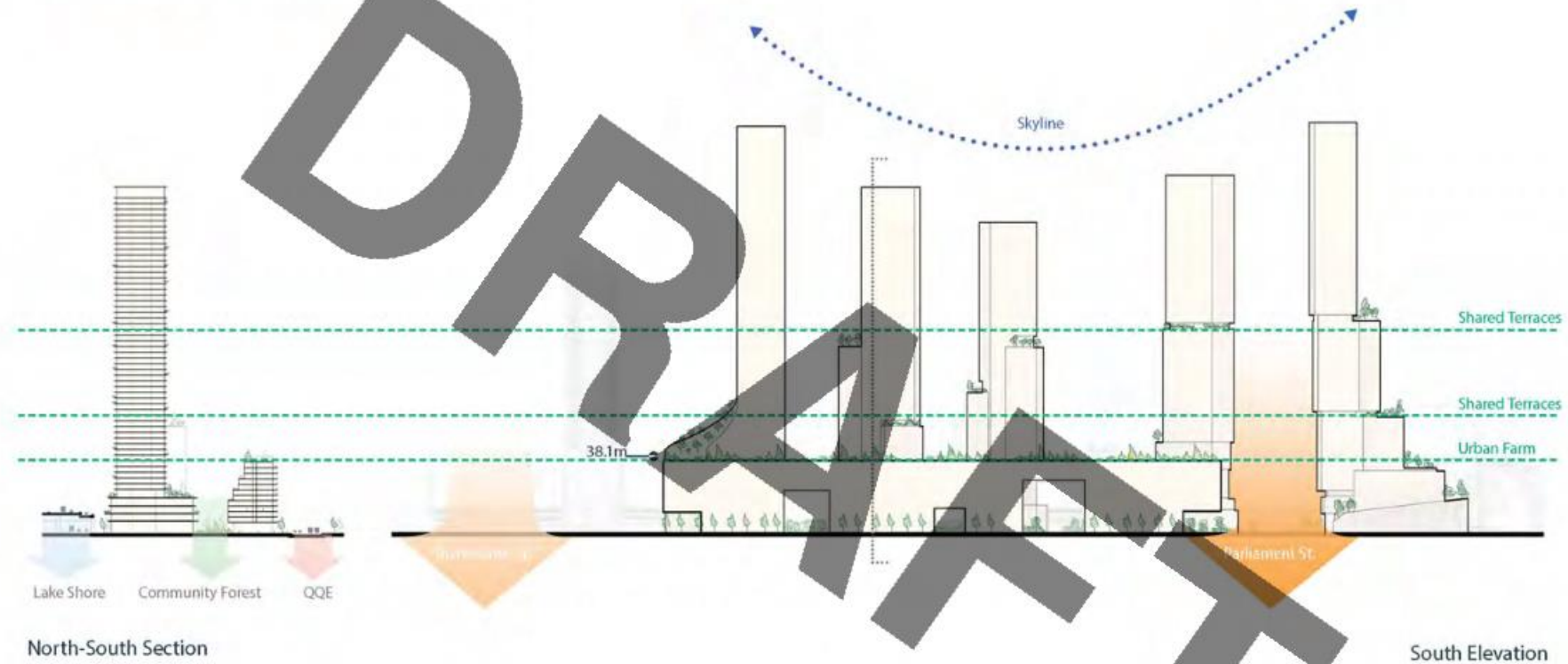
## Parcel Opportunities



Quayside Proposed Massing



## Shaping the Skyline



### Gateways

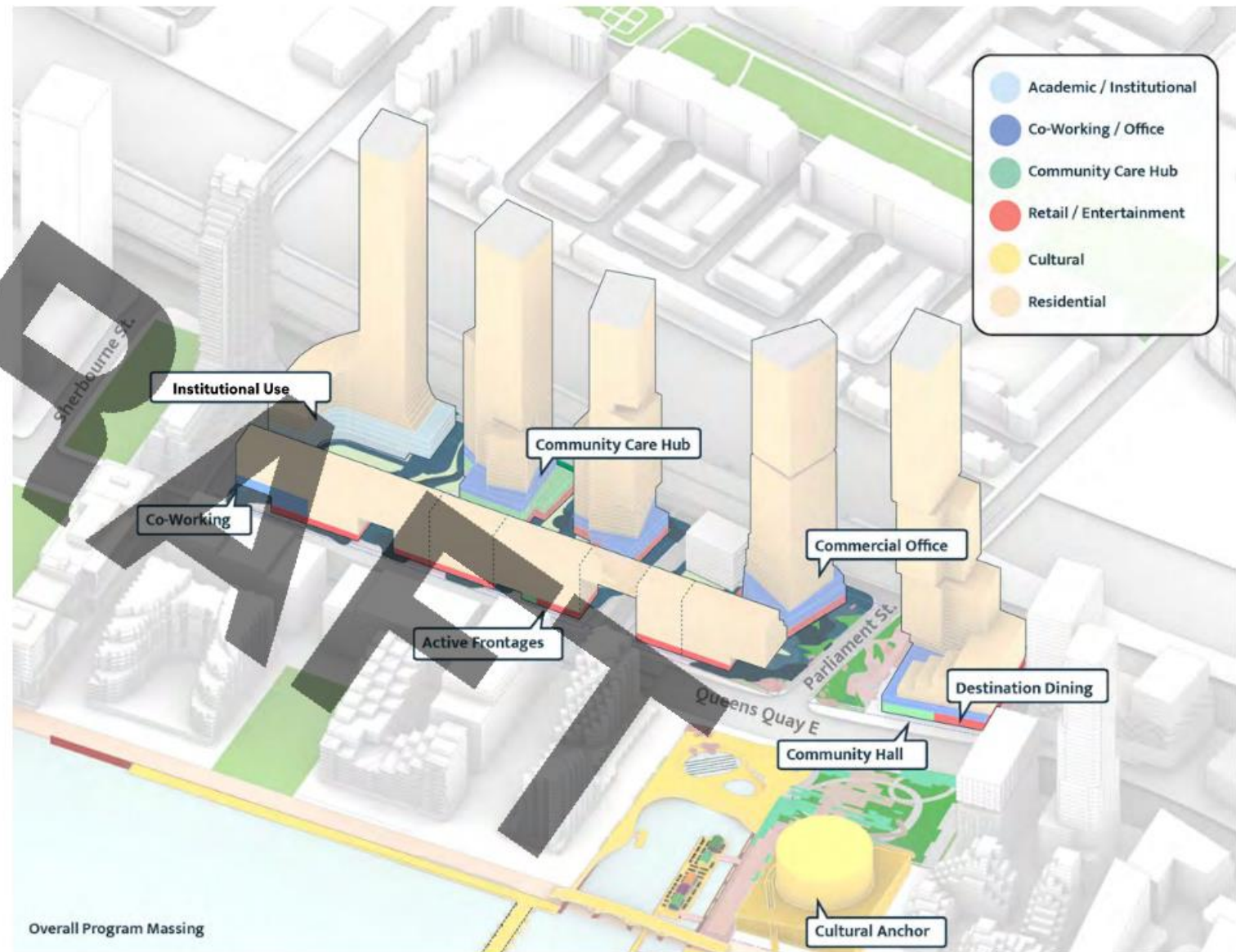
Situated between two major corridors connecting greater Toronto to the Lakefront, the urban design framework helps define these entry points at grade along Parliament Plaza, and as Beacons within the skyline that mark these waterfront gateways.

### Sculpting the Heights

Growing up to the edges of the site, the heights of Quayside create a central bowl, giving the district identity from near and far.

### Green Datums

Stepping up from the 38m datum of QQE, the towers justified to the north set back as they rise, transitioning from podium to tower to create a more varied skyline, and presenting opportunities for communal green terraces that extend nature vertically into the towers.





Community

Destination

Institutional Use

Community  
Care Hub

Co - Working

Wellness

Food

Block 1a

Block 1b

Block 2

Block 3b

Block 4

Retail

Wellness

Food

Academic / Institutional

Co-Making / Co-Working

Health / Fitness

Convenience / Retail

Food / Beverage

Service / Infrastructure

Community

Residential Lobby





#### Living with Nature

At Quayside, sustainability will be built in as a lifestyle where Toronto's goals are met, exceeded and ingrained into every aspect of the plan. Designs should enhance more symbiotic relationship with the environment by creating a highly resilient, low-carbon community that supports biodiversity.



#### Cohesive Diversity

The master plan leverages our collaborations to build a neighbourhood with the richness of cities built over time. We provide world-class architecture across all scales, finding compliments between iconicity and continuity, self-expression and shared values.



#### The Connector

Quayside is at the hinge point where Greater Toronto connects with the waterfront. We embrace this nature by creating vibrant networks of mid-block POPS, interwoven with lively streets along Parliament and Queens Quay East.



#### Inclusive by Design

Inclusivity is intrinsically built with the active programs that form a complete community. At Quayside we partner with institutions and community groups that share in our goals for diversity and social advancement.



#### Raising a Destination

Quayside is a place for those who call it home and those who come from near and far to visit. This duality is supported through fluid indoor/outdoor activation, varied programming, and active public spaces for all seasons.

# Conceptual Design Guidelines





Pedestrian Datum



38 Meter Podium Datum



Comfortable Thresholds



Units Expressed through Balconies



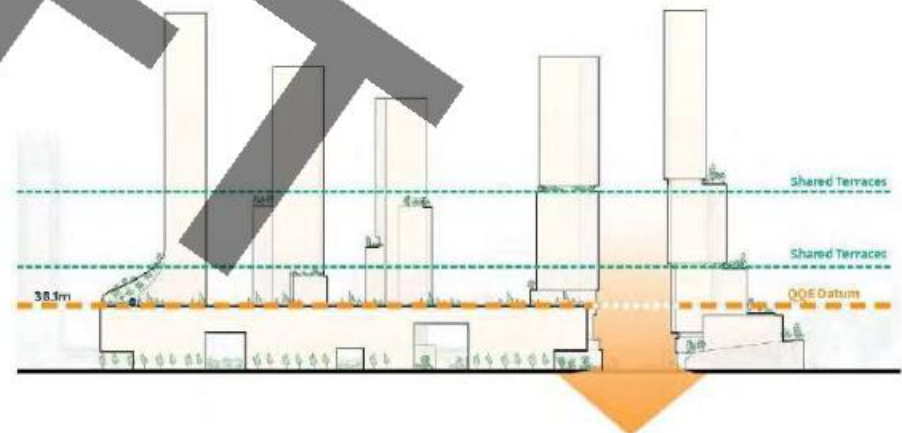
References



Low-Carbon Materials



Colourful and locally-resonant materials



- Podiums and Human Scale
- Heights and Datums
- Facade Articulation and Palettes
- Setbacks and Datums

# Cohesive Diversity





An Iconic Community





**Queens Quay East**





**Community Forest**





DRAFT

**Cultural Destination**





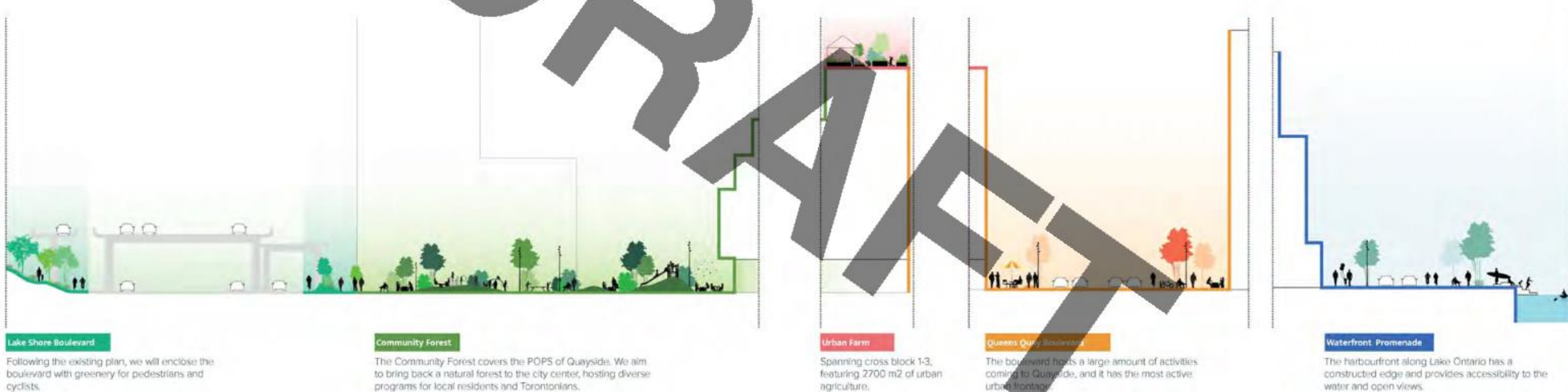
**Growing a Community**



## Masterplan Components



## Waterfront urban experiences





Where the city meets the lake and river



15 min





Everything is *FLOW*

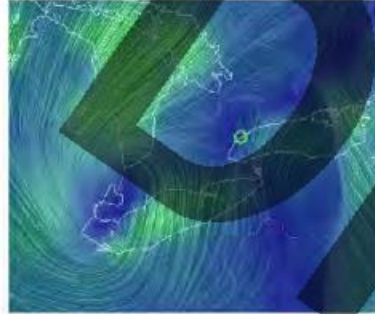


## Design drivers

Water



Wind



Temperature



Light



Vegetation



Water



Interactive water feature, water retention for SWM

Wind



Trees can break down wind tunnels and improve the microclimate.

Temperature



Cold temperature as opportunity, ice and snow can be used for winter activities.

Light



Deciduous trees to block the sunlight in summer, and let sunlight in during winter.

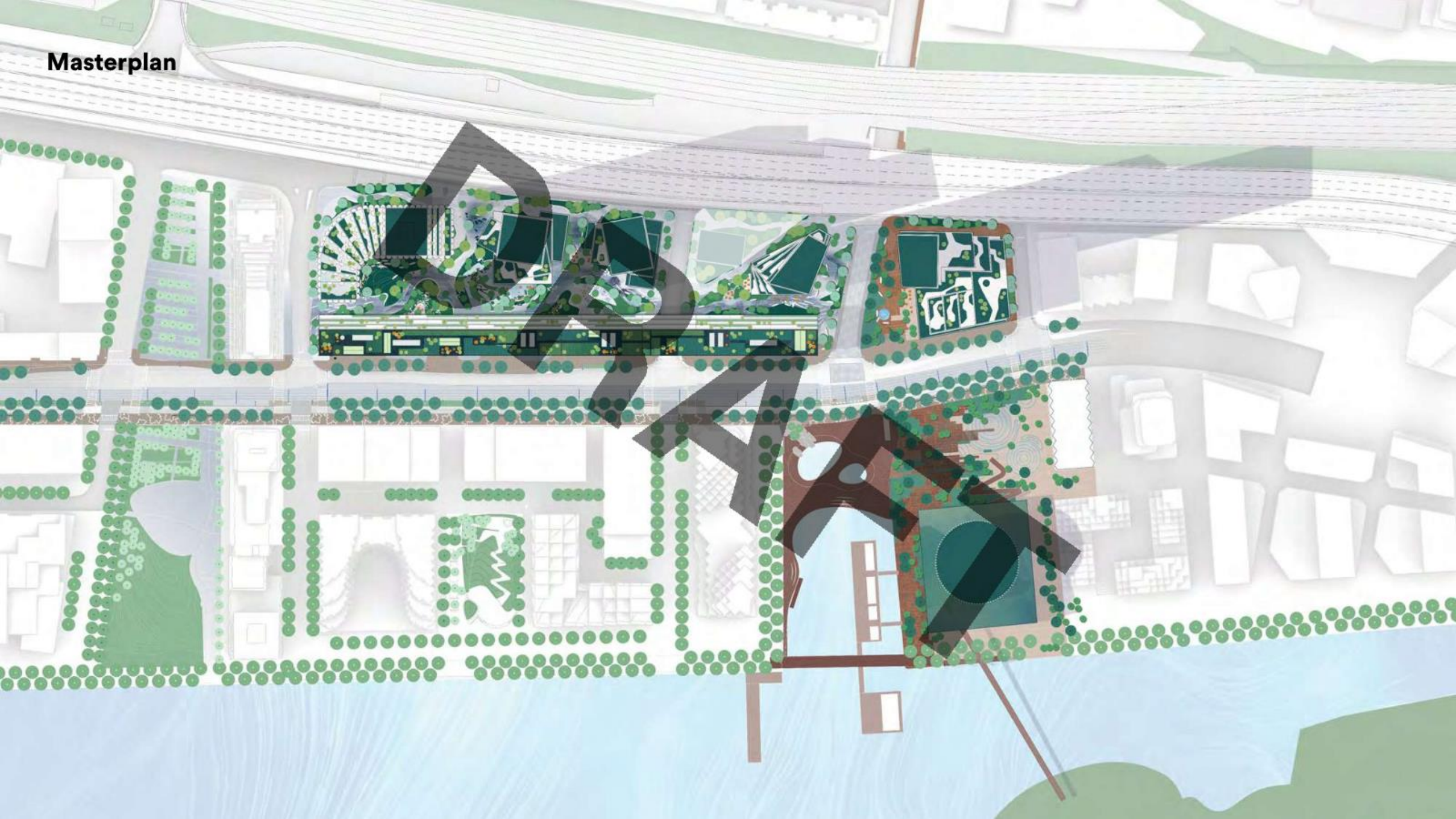
Vegetation



Customized planting areas will connect to Toronto's local nature and provide comfortable outdoor areas.

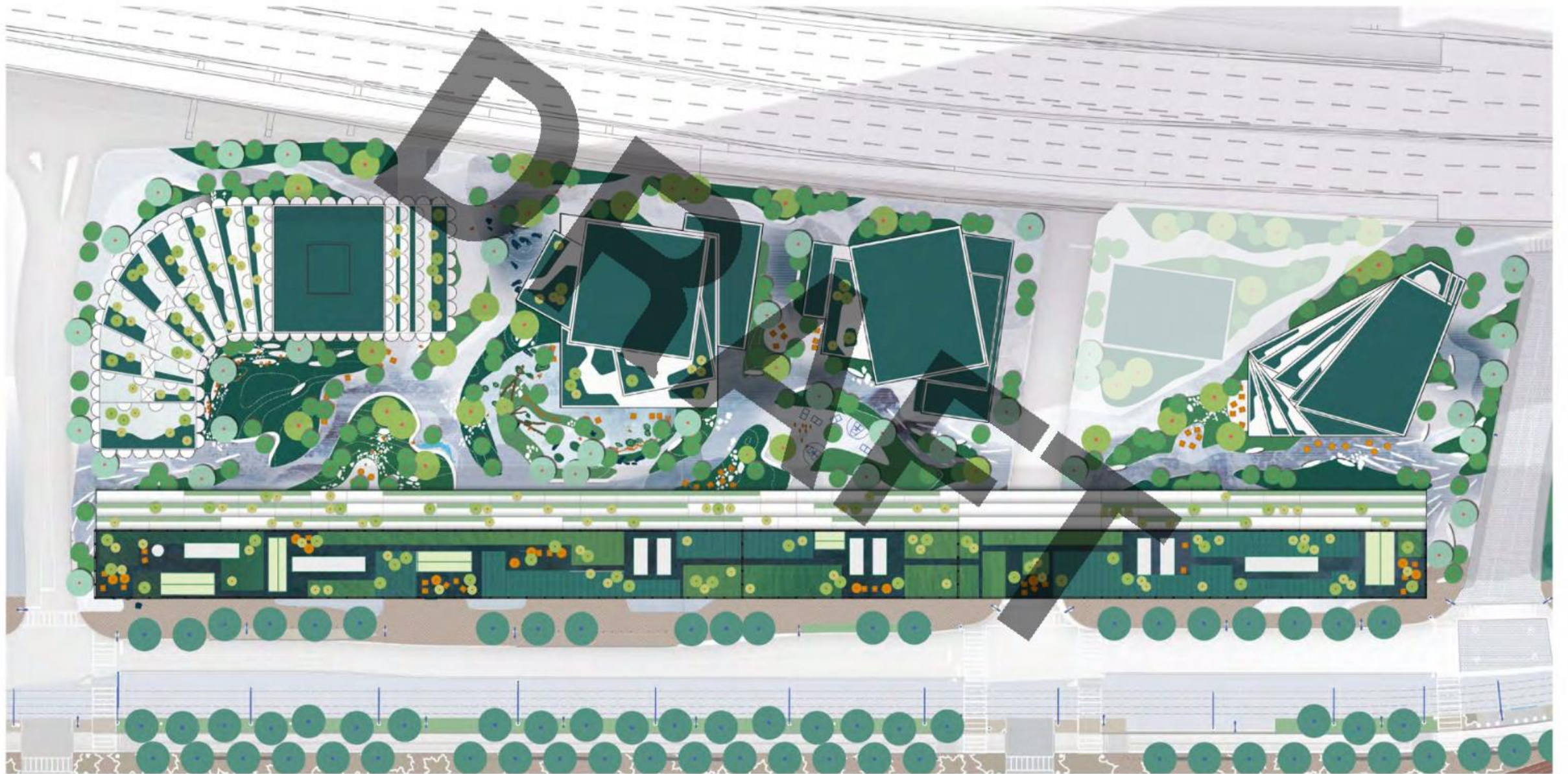


# Masterplan

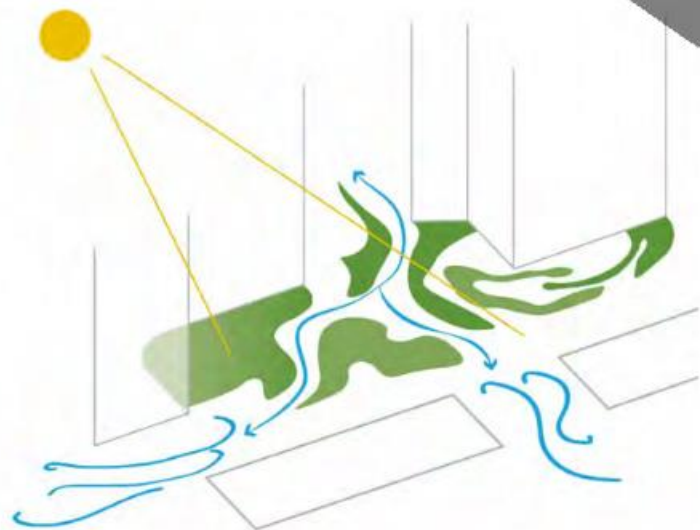




## Roof plan



## Design Principles



Microclimate



Experience

Scale



Topography



## Introducing the concept of *Flow*

*People*  
SOCIAL FLOW



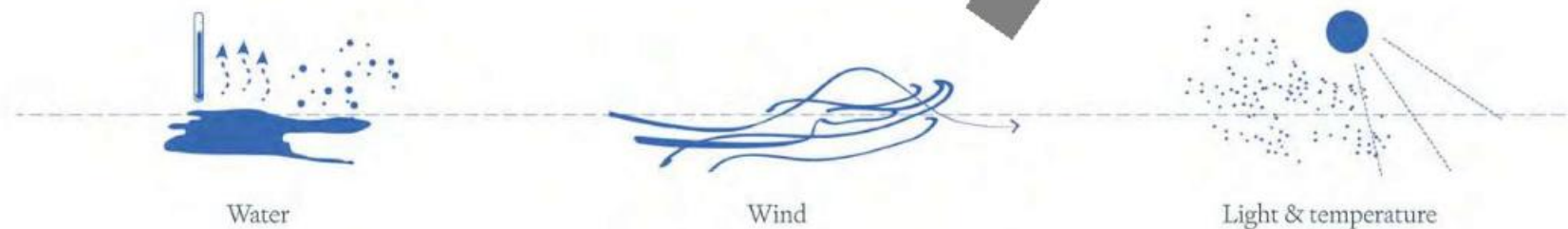
*Nature*  
BIOLOGICAL FLOW



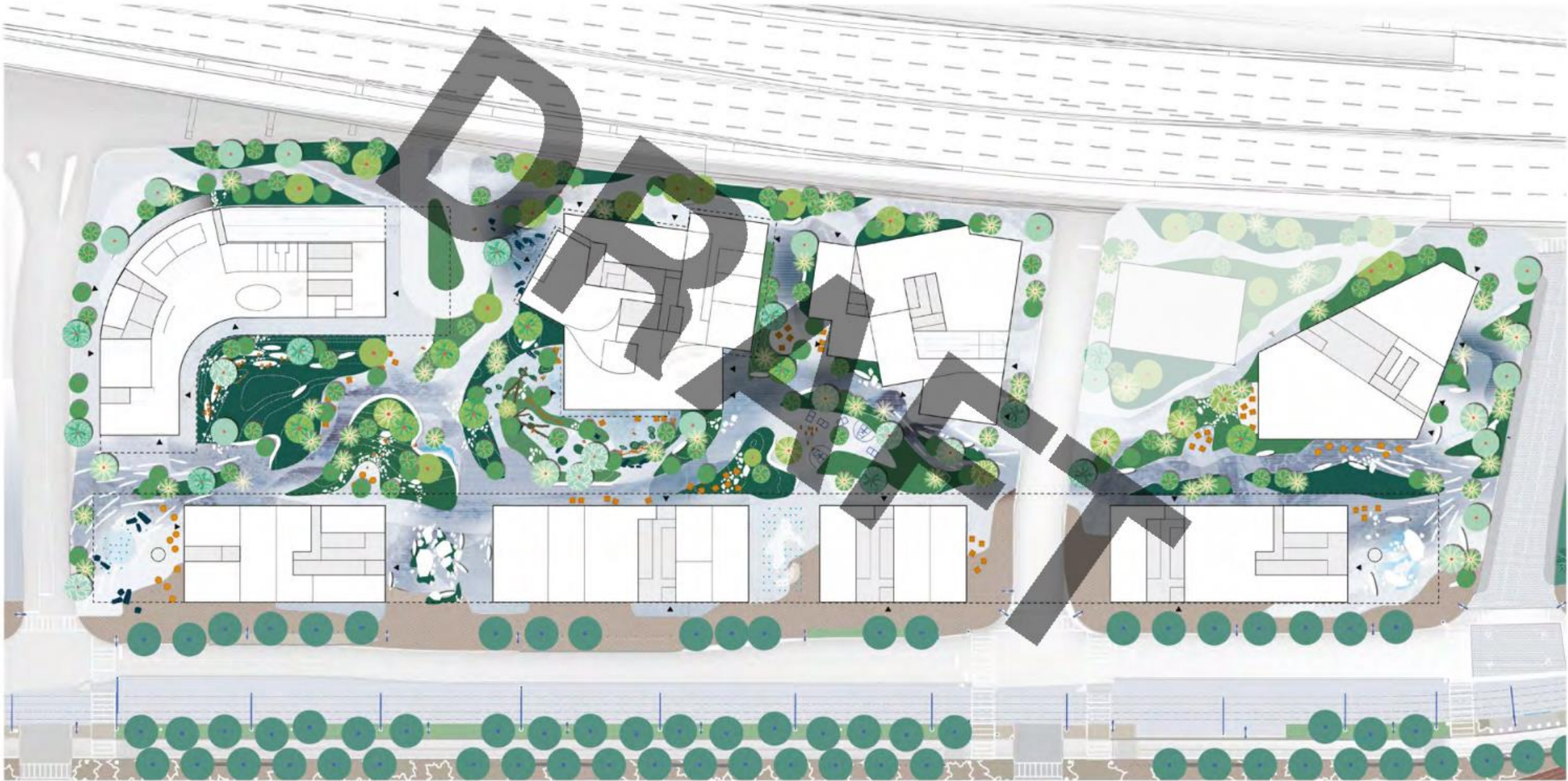
*Food*  
PRODUCTION FLOW



*Weather*  
CLIMATE FLOW

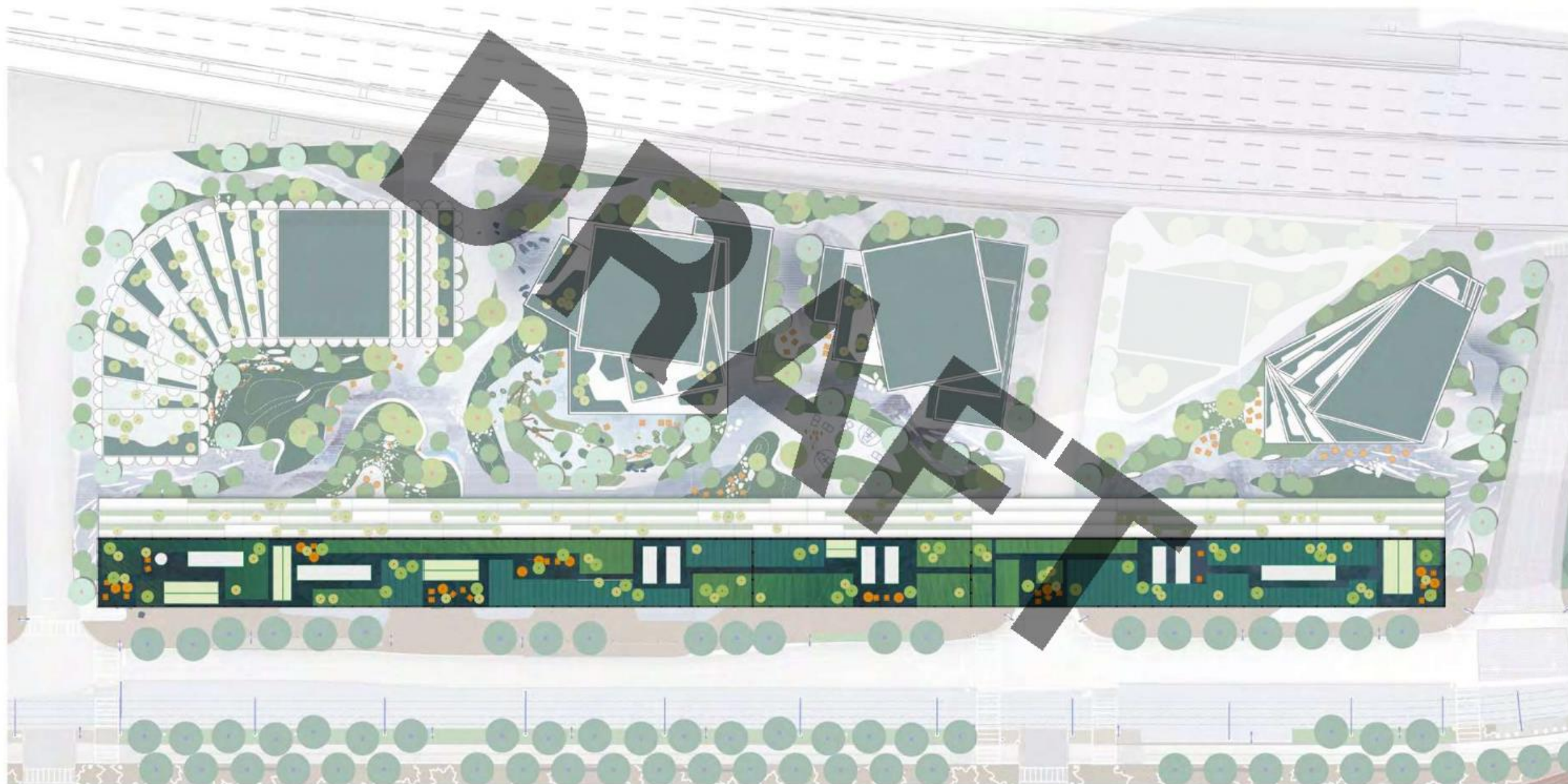


Community Forest

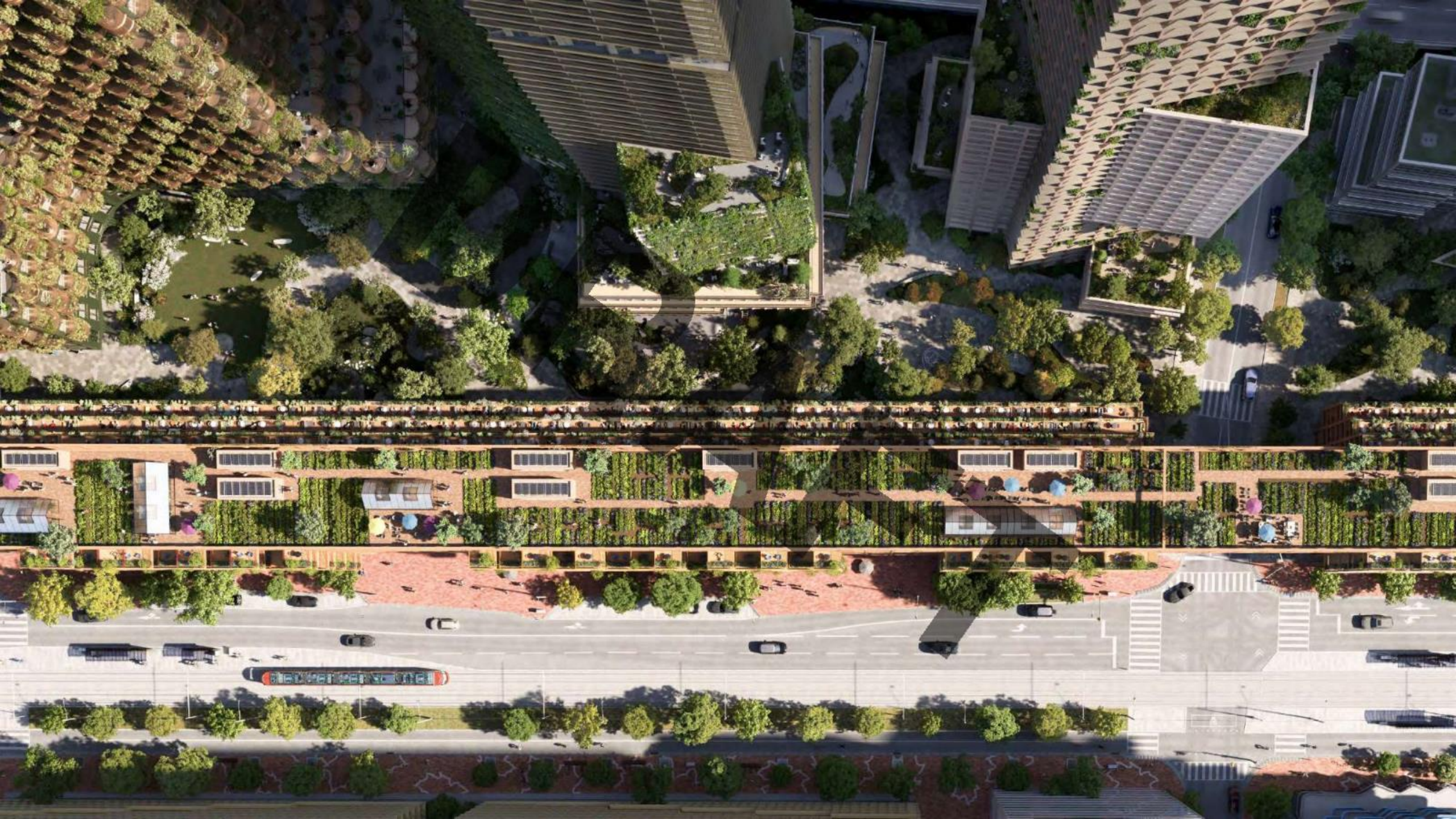




## Waterfront Farm















Spring  
*The green slope*



Summer  
*QQE & Bonnycastle  
Entrance*



Autumn  
*Lecture Lawn*



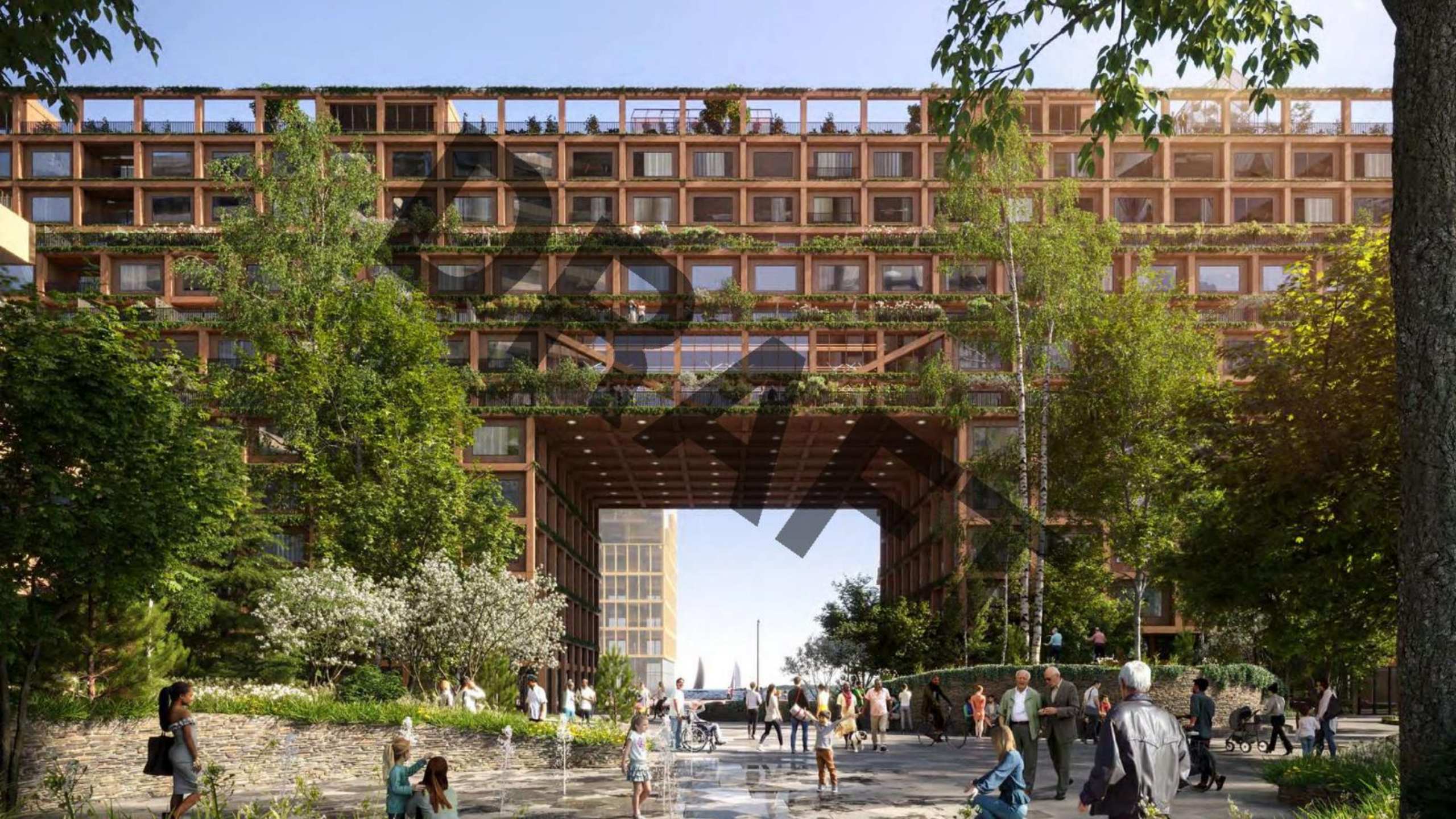
Winter  
*Playground*

# Understanding *Seasons*











An aerial photograph of the Toronto skyline, showing the city's dense collection of skyscrapers and buildings along the waterfront. The CN Tower is visible in the distance. A large, semi-transparent, stylized letter 'Q' is overlaid on the image, positioned in the upper left quadrant. The text 'QUAYSIDE' is written in large, white, bold, sans-serif capital letters on the left side of the image. Below it, the text 'Issues Identification' is written in a smaller, white, sans-serif font. Further down, the text 'Waterfront Toronto DRP' and 'January 25, 2023' are written in a smaller, white, sans-serif font. At the bottom left, the text 'Block 1 Buildings' is written in a large, white, bold, sans-serif font, followed by 'Alison Brooks Architect', 'Henning Larsen', and 'Adjaye Associates' in a smaller, white, sans-serif font.

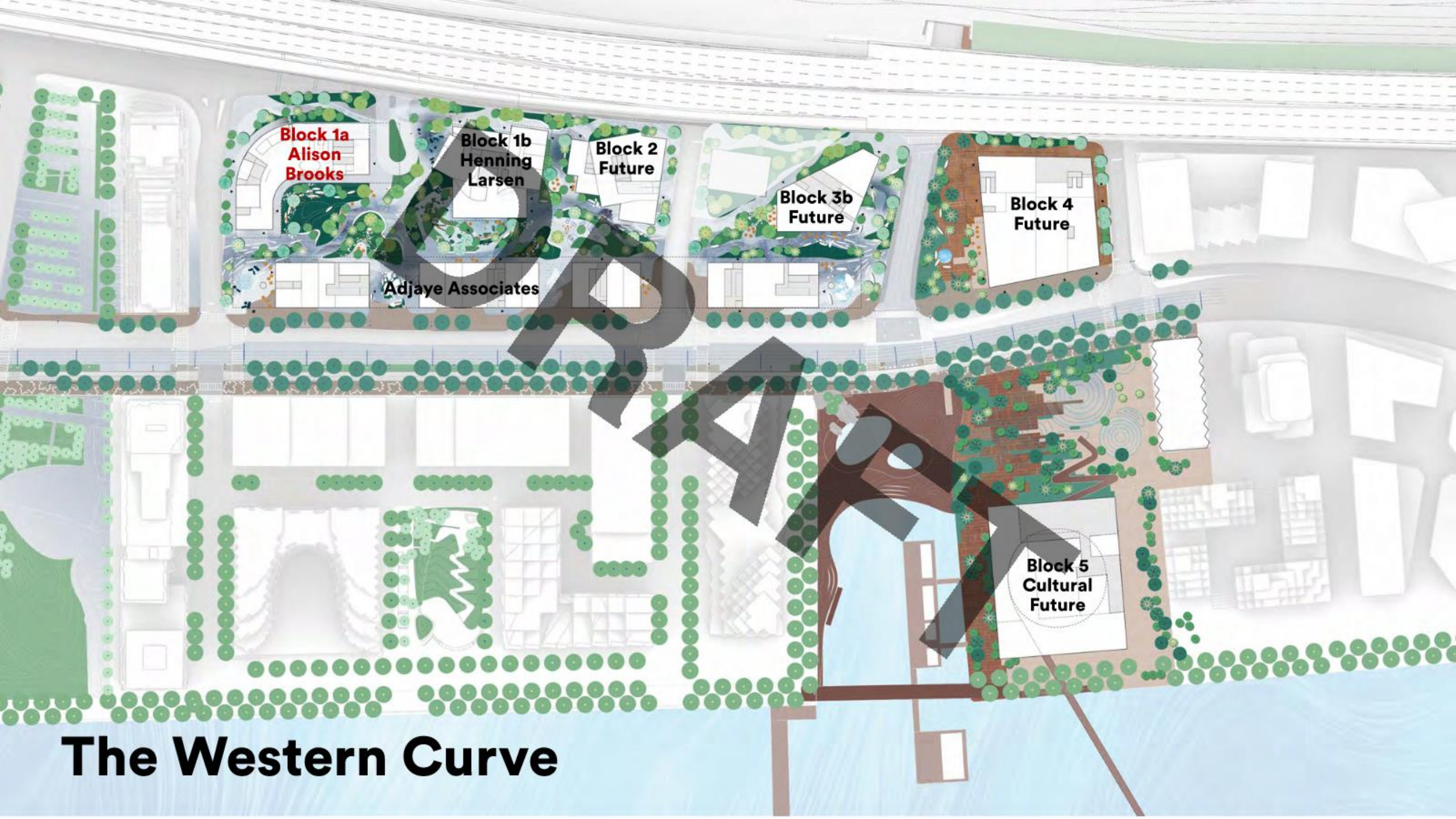
# QUAYSIDE

## Issues Identification

Waterfront Toronto DRP  
January 25, 2023

**Block 1 Buildings**  
Alison Brooks Architect  
Henning Larsen  
Adjaye Associates





**Block 1a**  
**Alison**  
**Brooks**

**Block 1b**  
**Henning**  
**Larsen**

**Block 2**  
**Future**

**Block 3b**  
**Future**

**Block 4**  
**Future**

**Adjaye Associates**

**Block 5**  
**Cultural**  
**Future**

**The Western Curve**

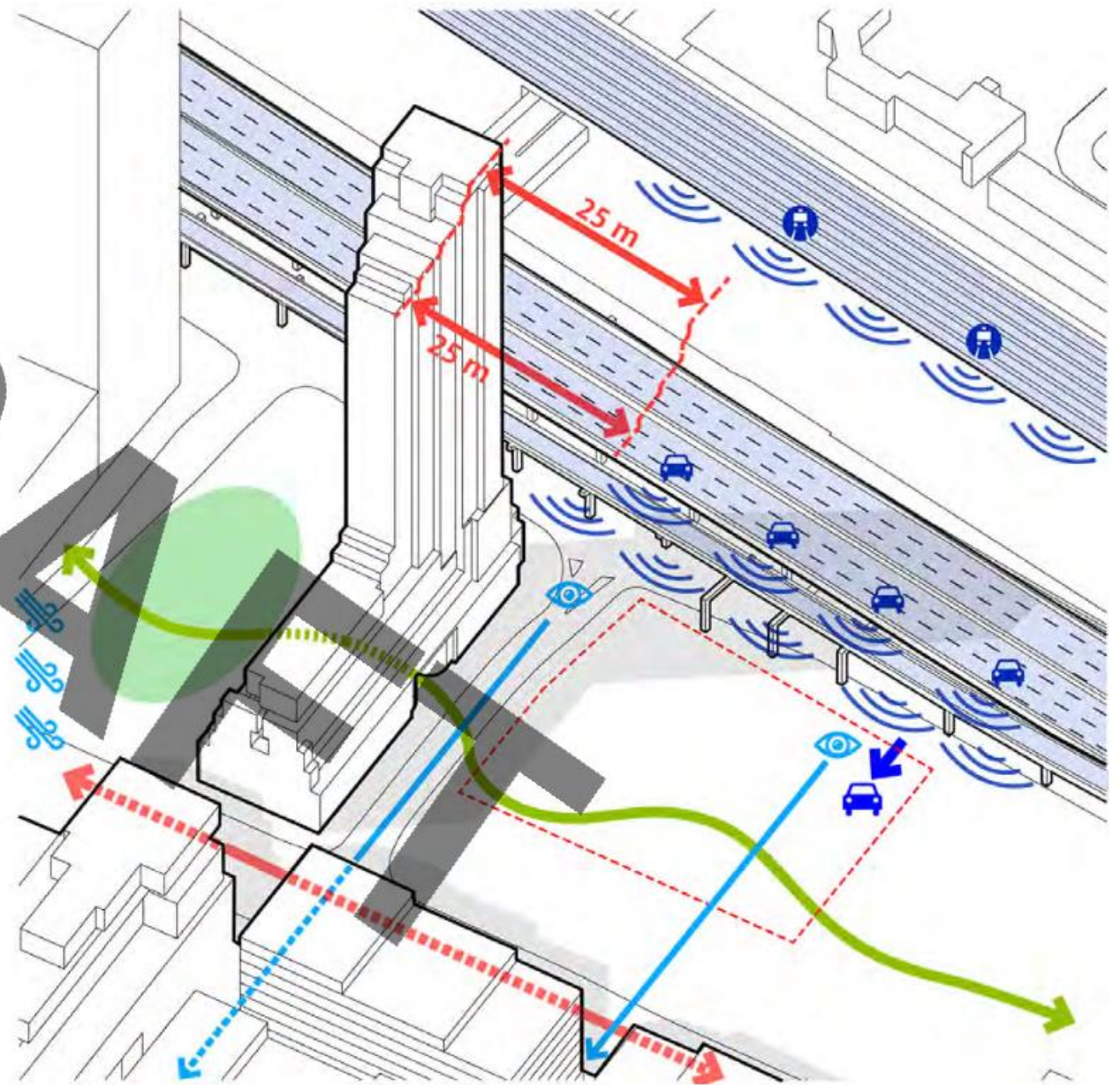




# The Western Curve



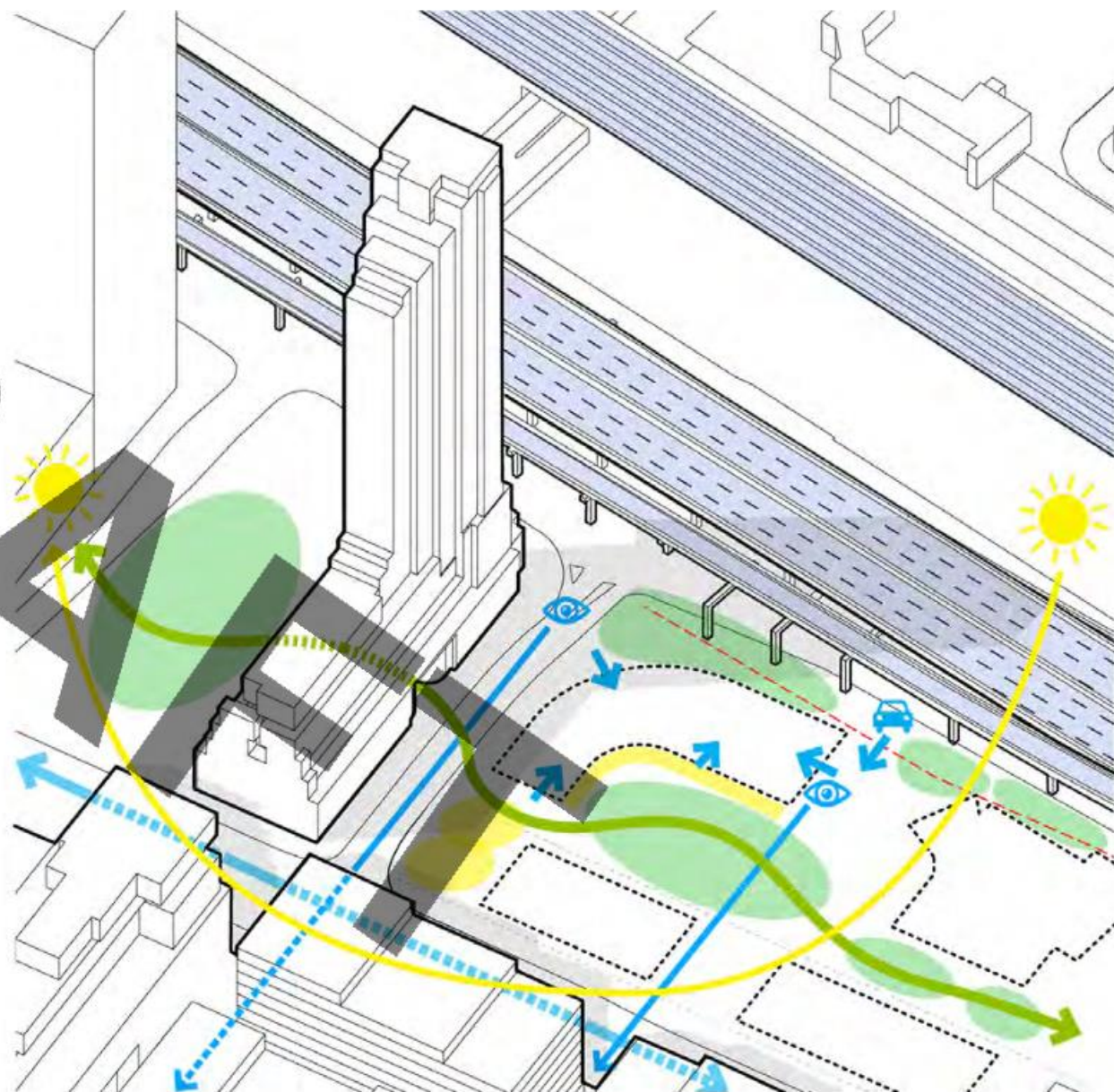
DRAFT



**Site Constraints**

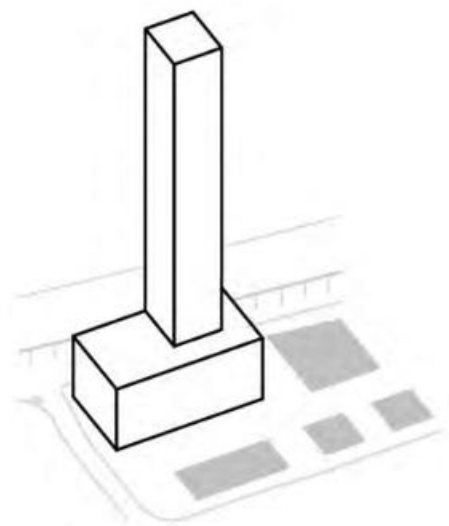


DRAFT

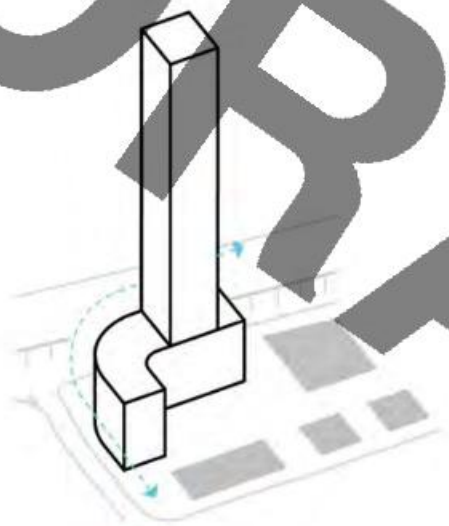


**Opportunities**

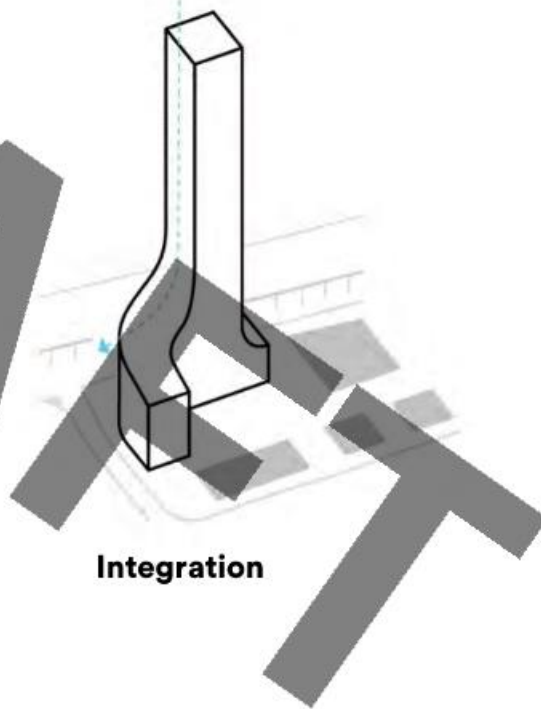




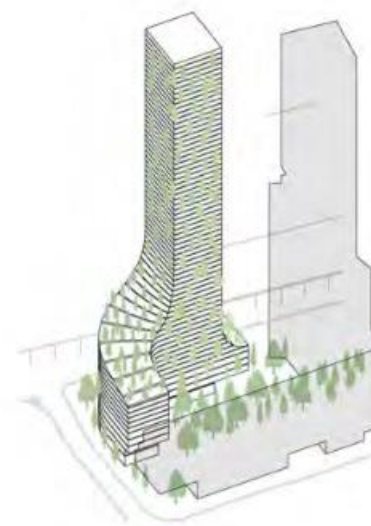
**Typical Podium + Tower**



**Embracing Community & Landscape**



**Integration**



**A tower for nature**

# Synthesizing Parameters





**St Lawrence  
Neighbourhood**



**Distillery District**



**Bay Windows**

# Inspiration





**Forested Ravines**



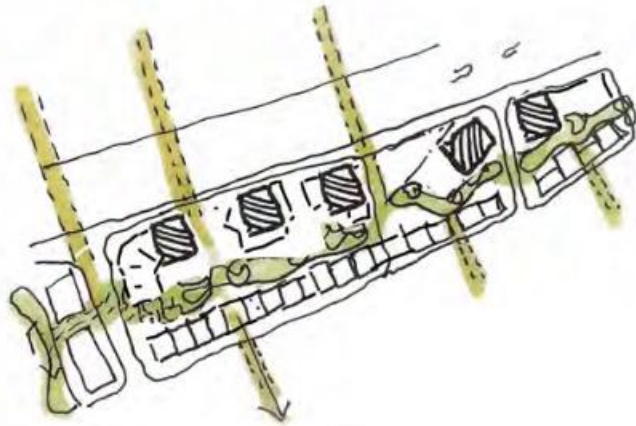
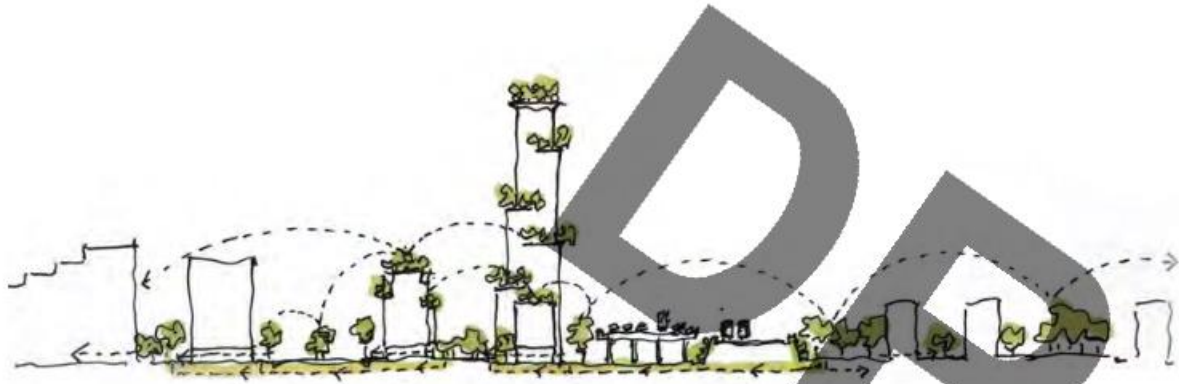
**Bark Textures**



**Ontario Forests**

# Inspiration



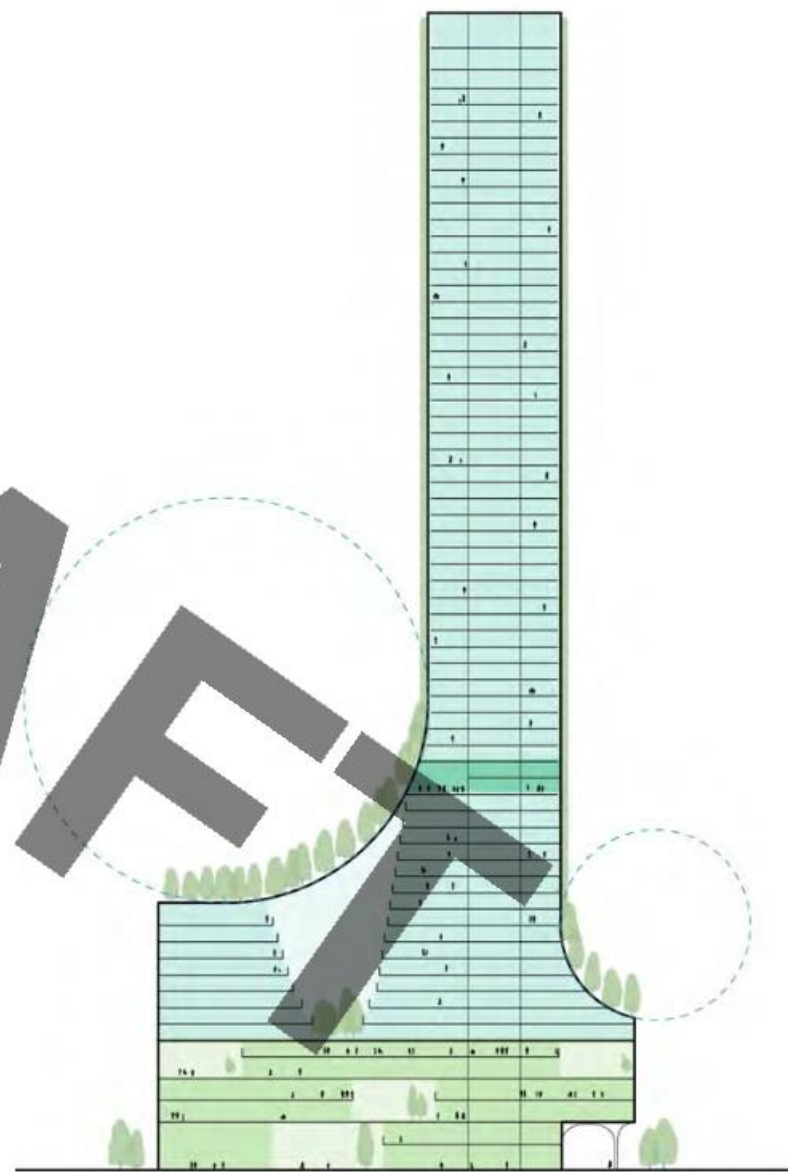


**Ecological Bridge**





DRAFT



**Mixed-Use Catalyst**





Lakeshore Boulevard

Gardiner Expressway

Monde

Bonnycastle Street

Cycle Parking Entrance  
Residential Entrance

Car Park Entrance

Residential Entrance

Amphitheatre

Community Forest

Institutional Entrance

# Flexible Ground Floor Uses

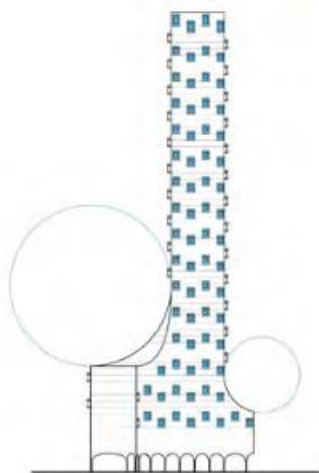




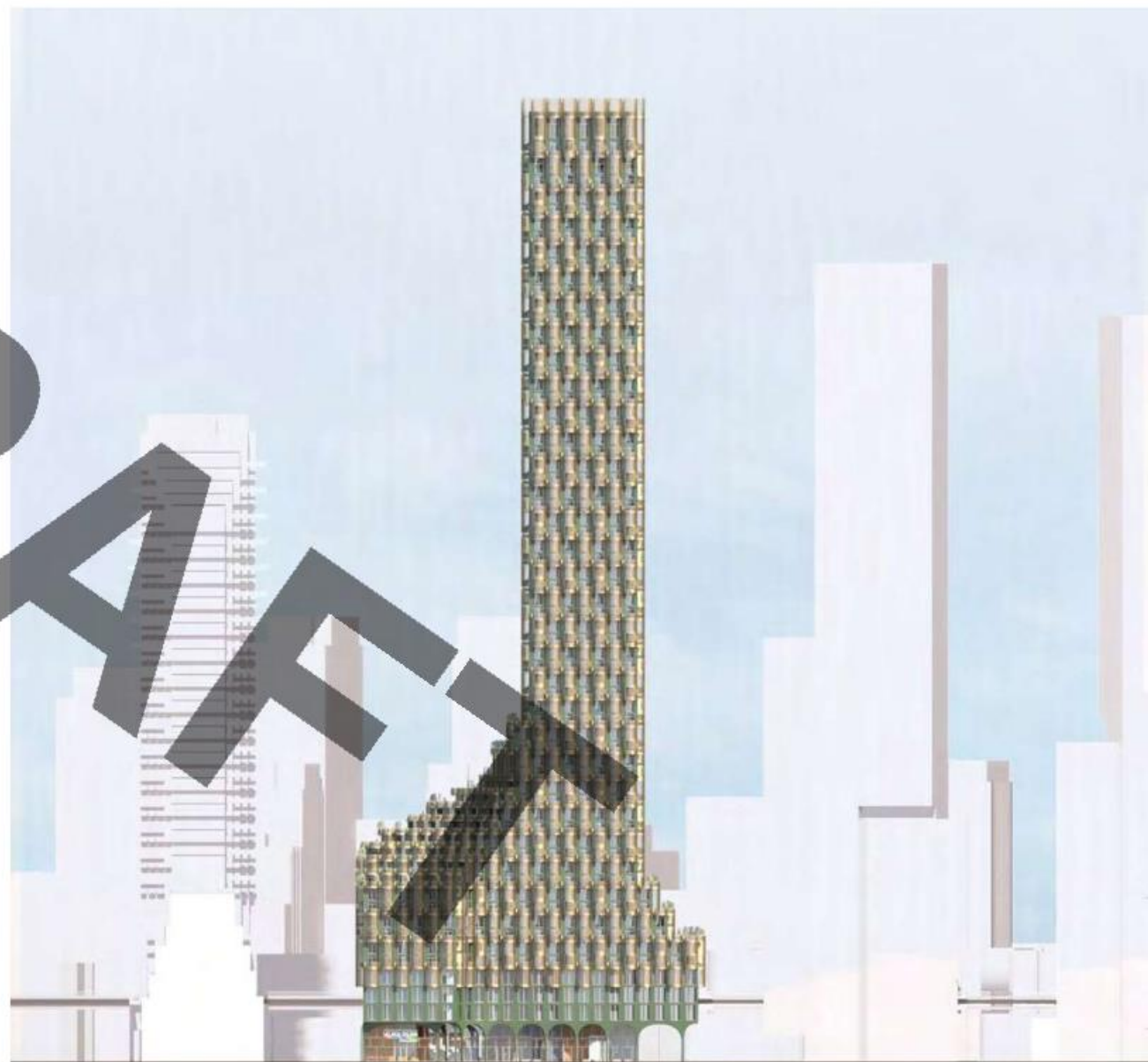




**Trellis Veil**



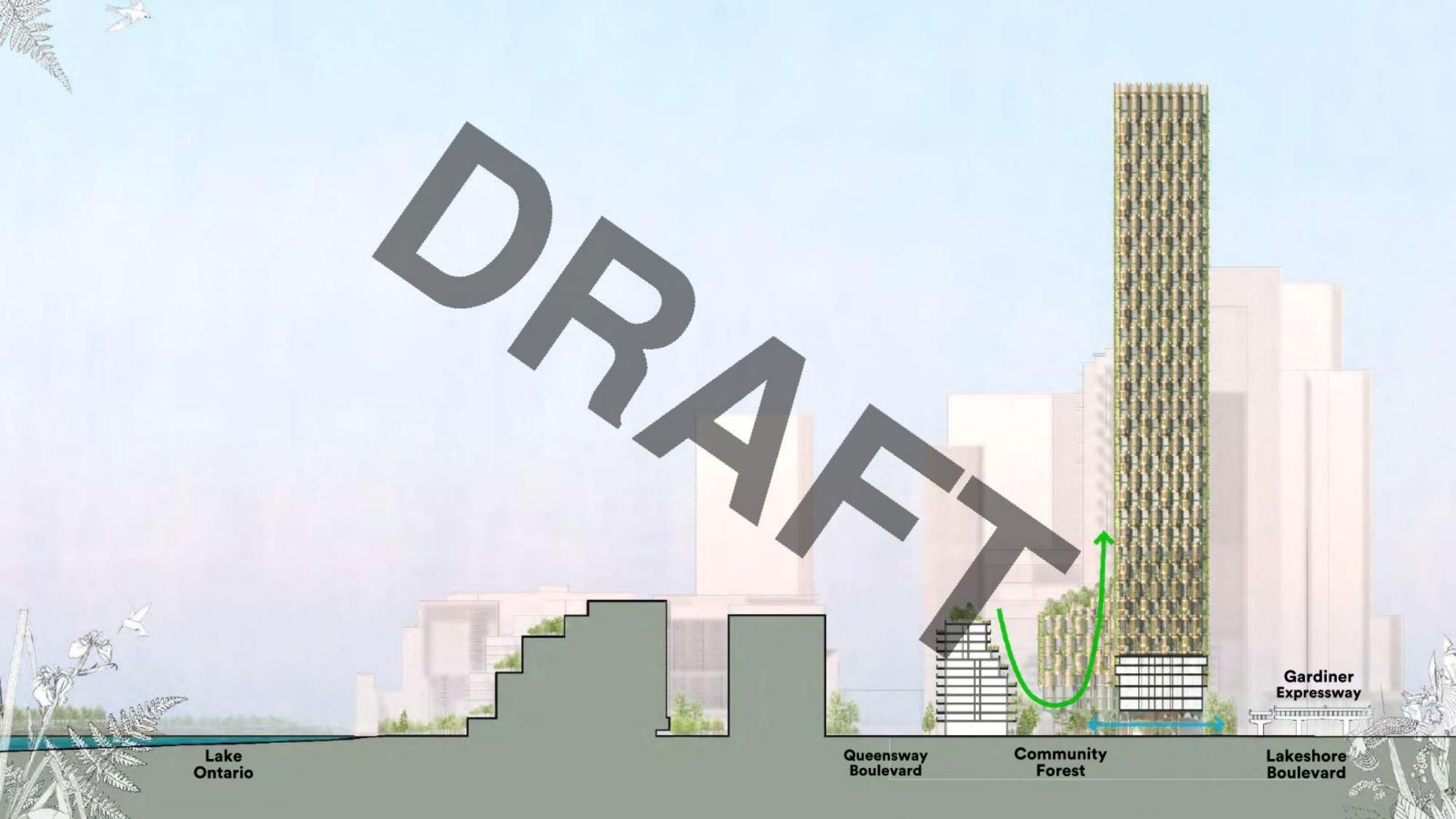
**Bow Windows**



# A Host for Nature



DRAFT



Lake  
Ontario

Queensway  
Boulevard

Community  
Forest

Gardiner  
Expressway

Lakeshore  
Boulevard





**New threshold to the waterfront**



**Community Forest and Institutional Entrance**



**Community Forest Threshold, Colonnade and Porte Cochere**

# Activating the street





**A Civic Verandah**





Porte Cochere Tower Entrance



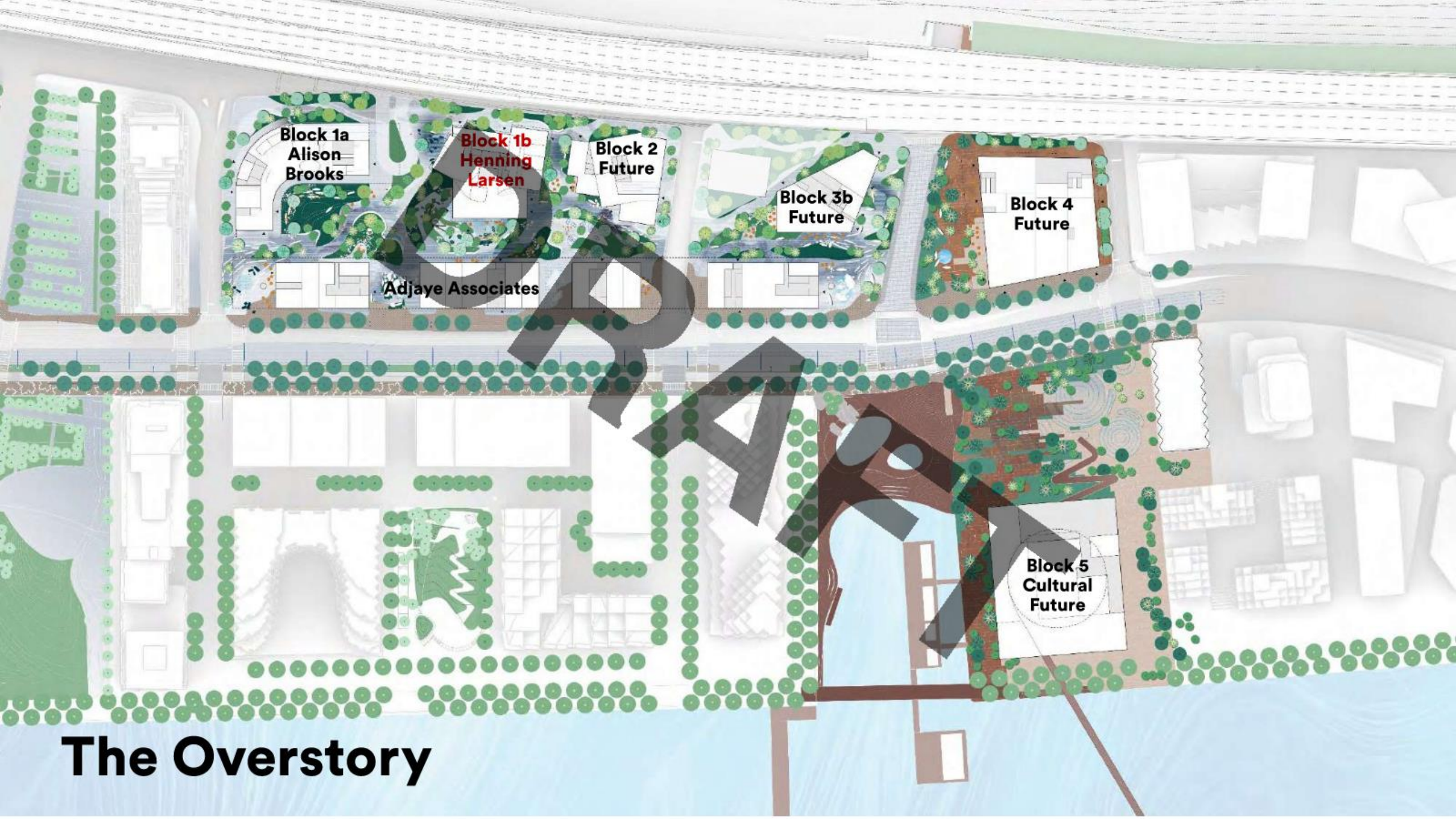


Greening the Skyline









Block 1a  
Alison  
Brooks

Block 1b  
Henning  
Larsen

Block 2  
Future

Block 3b  
Future

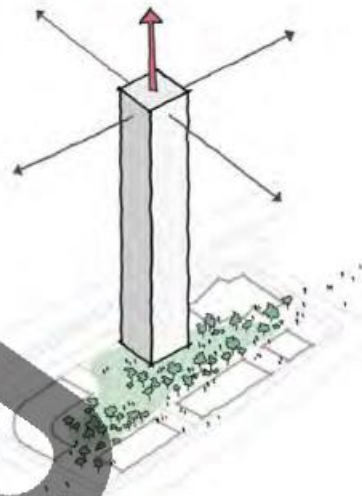
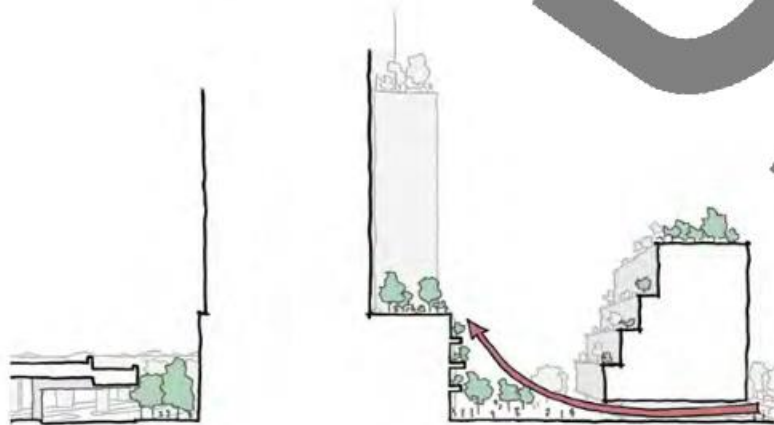
Block 4  
Future

Adjaye Associates

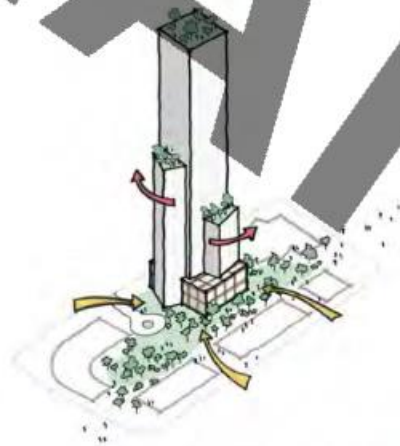
Block 5  
Cultural  
Future

# The Overstory

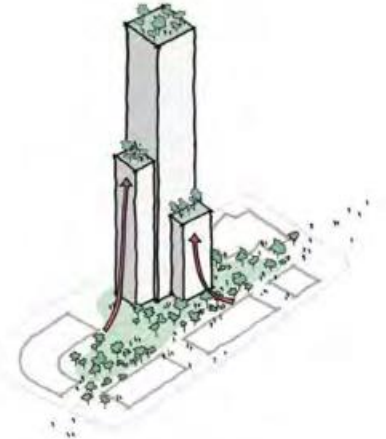




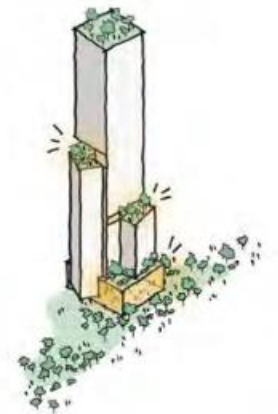
Making Room for the Community Forest



Connecting and Orienting to the Public



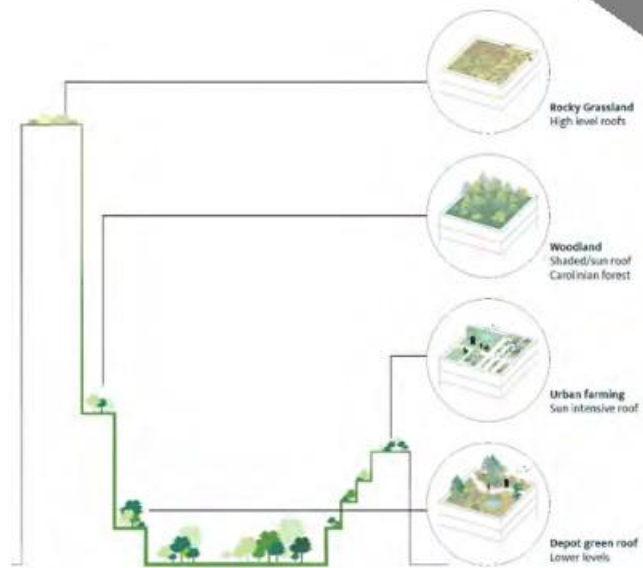
Extending the Community



Connecting Social and Natural Ecologies

# Connecting Community & Nature





**Urban Valley**





# Ground Floor Activation

Pass-through to QQE

BLOCK 1 PARCEL C

Pass-through to QQE





**Anchored in the Community Forest**





Mobility Hub



Community Care Entry



Intergenerational Care



Fitness Studios



Community Terrace



Daycare

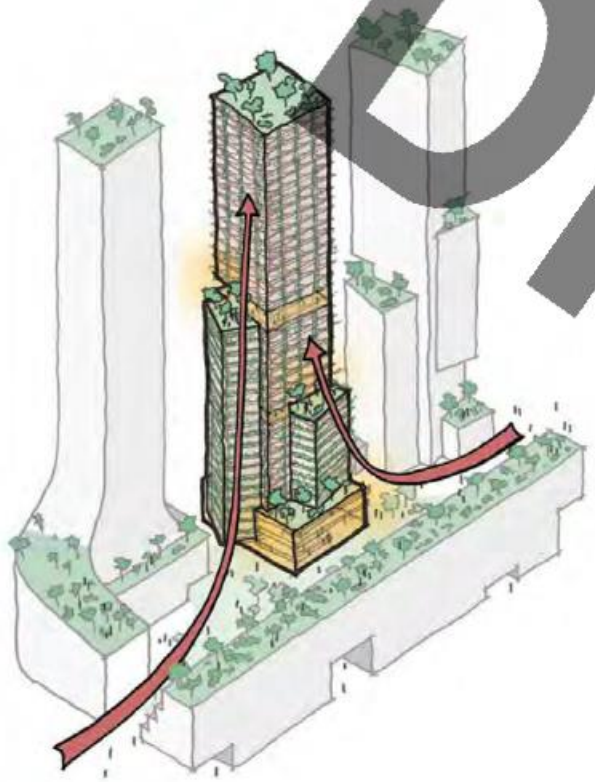
# Community Care Hub





**Lakeshore Boulevard**





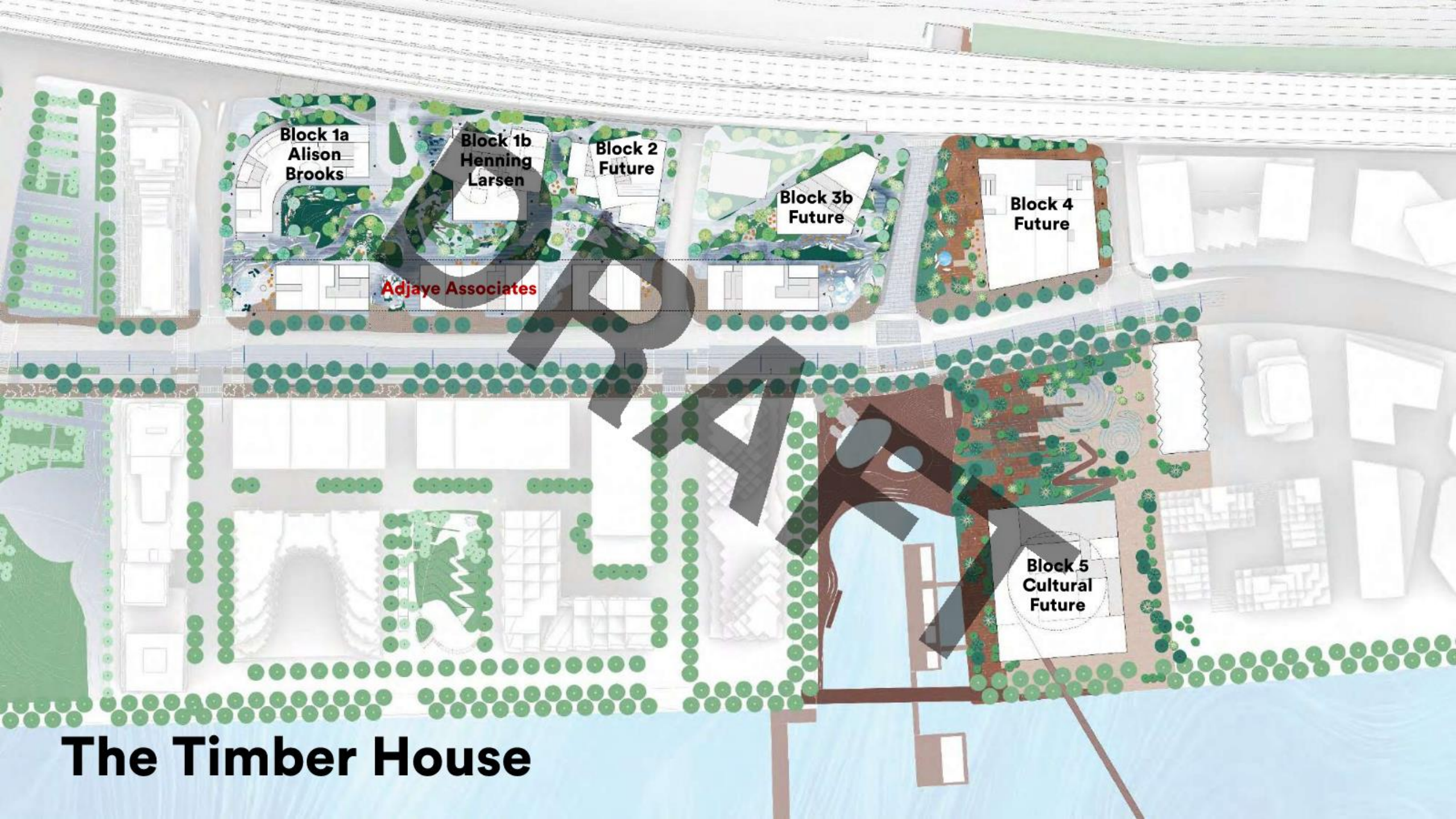
## Vertical Neighbourhoods





**Community Care Hub**





Block 1a  
Alison  
Brooks

Block 1b  
Henning  
Larsen

Block 2  
Future

Block 3b  
Future

Block 4  
Future

Block 5  
Cultural  
Future

Adjaye Associates

**The Timber House**



## QUAYSIDE TORONTO WATERFRONT





## VISION

The Timber House embodies and animate the vision of Toronto as a true metropolitan capital connected to the world whilst symbiotically relating to its natural environment and historical context.





## INFORMED BY HISTORY

- The architecture of the maritime harbor consisted of long buildings programmed for the collection and storage of goods that were coming from and leaving to different parts of the world. These fabricated infrastructure-like buildings were in the forefront of our minds during the design process with the ambition to create a distinct identity that celebrates this unique part of the city.



Liverpool, Stanley Dock



Toronto Harbor, 1883



Yonge Street Dock, 1906



Harbor Commission Building, 1920's



Toronto Waterfront, Aerial View, 1938



The Timber House is conceived as a union that coalesces the prescient Indigenous relationship with the land to the waterfront architecture that has come to define this part of Toronto.



Gooderham & Worts, by A.H. Hider, 1896



## PROGRAM INTEGRATION

The Timber House seeks to create a permeable green landscape that operates at different scales, breaking itself down to the human scale and allowing each user to find their place within the organizational structure of this built form.





PLAN





ELEVATION









## THE PUBLIC REALM

Promoting a multiplicity of activity, interaction and engagement, the design of The Timber House is flexible and dynamic to inherently encourage sociability and inclusion. The building, which acts as a horizontal building along the waterfront, is uniquely positioned across a critical moment where the Queens Quay Boulevard East creates an inlet between Bonnycastle Street and Parliament Street Slip.





SECTIONS





## ACTIVATE GROUND FLOOR

The design sensitively breaks down the building scale along the ground floor which is activated by retail, various public offerings, and framed views that look toward the linear garden and out to the waterfront.





## BIOPHILIC DESIGN

Large-scaled openings at the ground floor provide residents and visitors with framed views of the waterfront and Community Forest.









## URBAN FARM

The introduction of the Urban Farm atop The Timber House creates an elevated high-line of landscape, farming, and food production. The integration of the farm is powerful because it shifts the way we perceive the quality of our built environment beyond just consumption. Instead, it's about production and the stewardship of an entire ecology where people, plants, insects, and birds can all flourish.





The building is poised to become a magnetic unifying hub; a reconciliation moment for Toronto through the honoring of its Indigenous communities; as well as an acknowledgment of climate and sustainability.





